22 ND EDITION

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Distinguished HOME DESIGNS for modern living

BUILDING BLUEPRINTS AVAILABLE

IN THIS ISSUE -

SPLIT LEVEL, RAISED RANCH, 1½ STORY, 2 STORY & RANCH HOUSES - BUDGET TO LUXURY . . . DESIGNED BY PROFESSIONAL ARCHITECTS

Distinguished
HOME DESIGNS
for modern living

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Distinguished
HOME DESIGNS
for modern living

A PRESENTATION OF DISTINGUISHED CONSTRUCTION-TESTED HOUSE DESIGNS BY THE COUNTRY'S OUTSTANDING RESIDENTIAL DESIGN SPECIALISTS.

The designs shown were chosen for the human elements they possess in addition to the arrangement and variety of rooms, halls, materials and equipment. They all offer true financial security — economy tempered with the proper considerations for the necessary and desirable plus-items. This, in addition to the latest work-saving and step-saving advances in layout and equipment combined with the logical balance of comfort features, play and relaxation areas, hallmark each design as a value-increasing investment.

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Dear Reader:

This year, more than one million American families will move into new homes. For almost all of them, this will represent a truly significant page in the family history, the most important financial investment of a lifetime.

Because it is always a big step, it is very much in order to make sure that it is a sound one. You no doubt have important reasons for wanting a new home--in terms of family living requirements or the desire to "trade up" to an easier or more pleasant way of life, or a better neighborhood. However, you should also be concerned with the financial implications--whether this is the best year to build, what financial advantage home ownership has over renting, and other such matters.

Consider first the timeliness of your decision to build this year, or at least very soon. Many families have put aside the idea of acquiring a new home year after year in the vain hope that costs will come down. It appears certain that they will continue to be disappointed. The steady upward drift in labor costs, materials prices and especially land prices would indicate that the total cost of a new home will increase every year in the forseeable future. So it appears obvious that this year is the best time to build, at least in this decade.

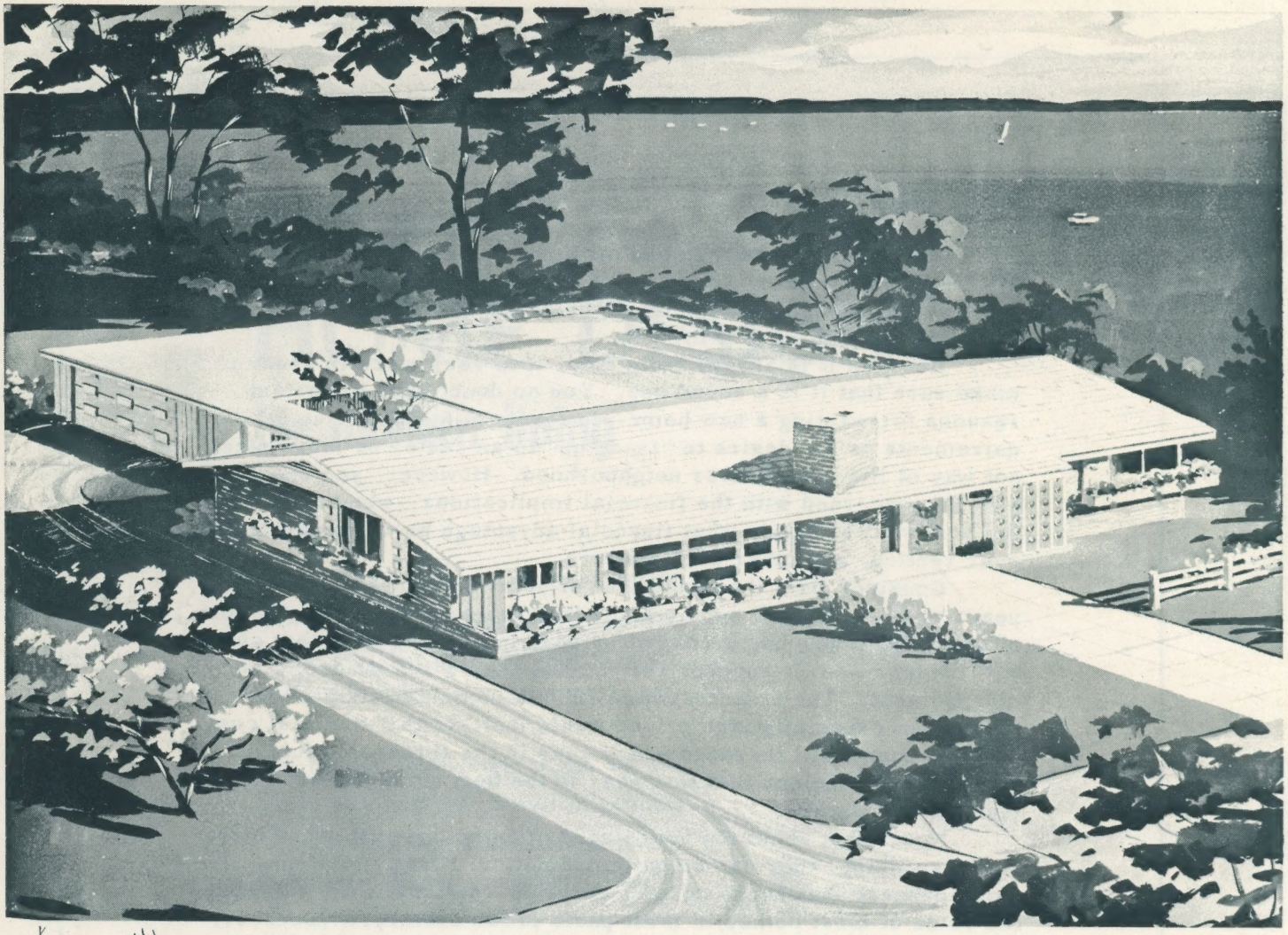
Now, what about the advantages of home ownership? Financially speaking, they can be quite dramatic. First, inflation--the same process that keeps pushing costs up--automatically increases the value of most homes in most parts of the country. Moreover, your monthly mortgage payments--seldom much more than the rent on an adequate apartment--serve to reduce the balance owed and increase your equity. Through the simultaneous workings of these two processes, many home-owning families increase their "net worth" by $1,000. a year or more.

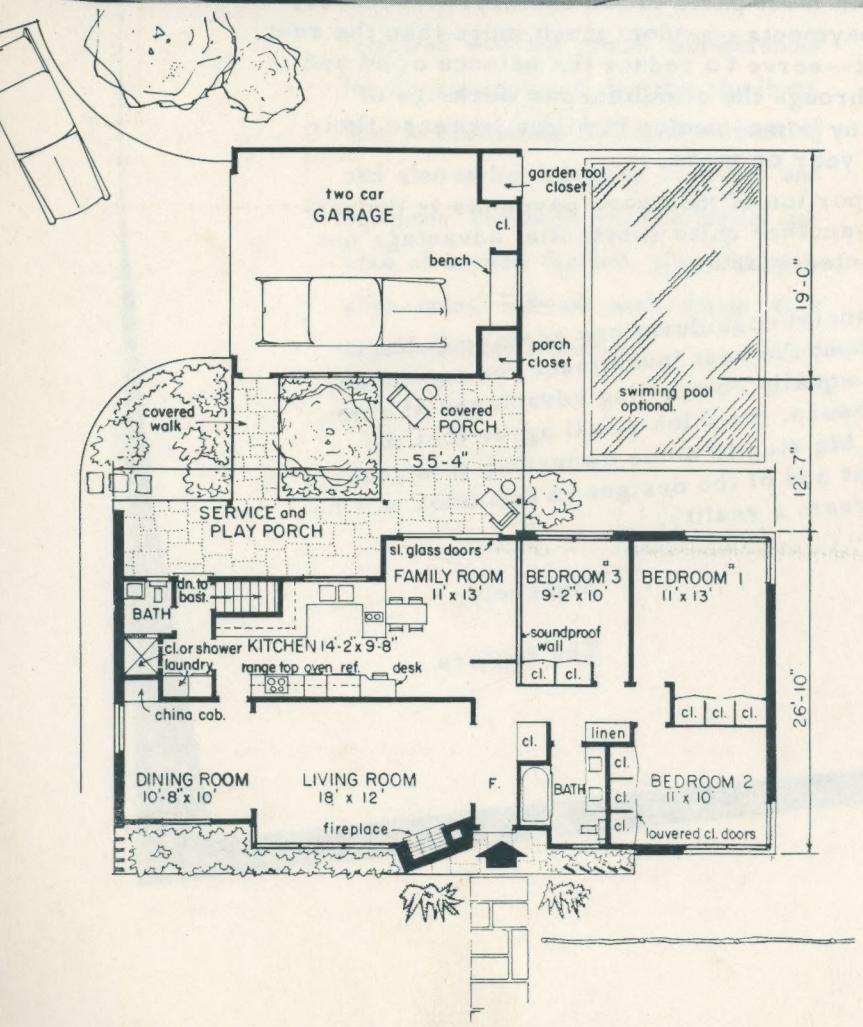
Also, the interest portion of mortgage payments is deductible from income taxes--another quite substantial advantage not enjoyed by families in rented quarters.

Certainly these financial considerations seem to indicate that a new home is just about the best investment you can make. When you add to them the equally compelling advantages of comfort, convenience and pleasure, we think you'll agree that the time has come to take the big step to home ownership this year... and we hope very much that one of the designs in this book will be the one that makes your dream a reality.

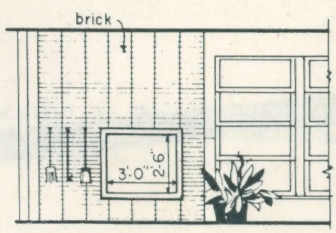
Sincerely,

The Editors

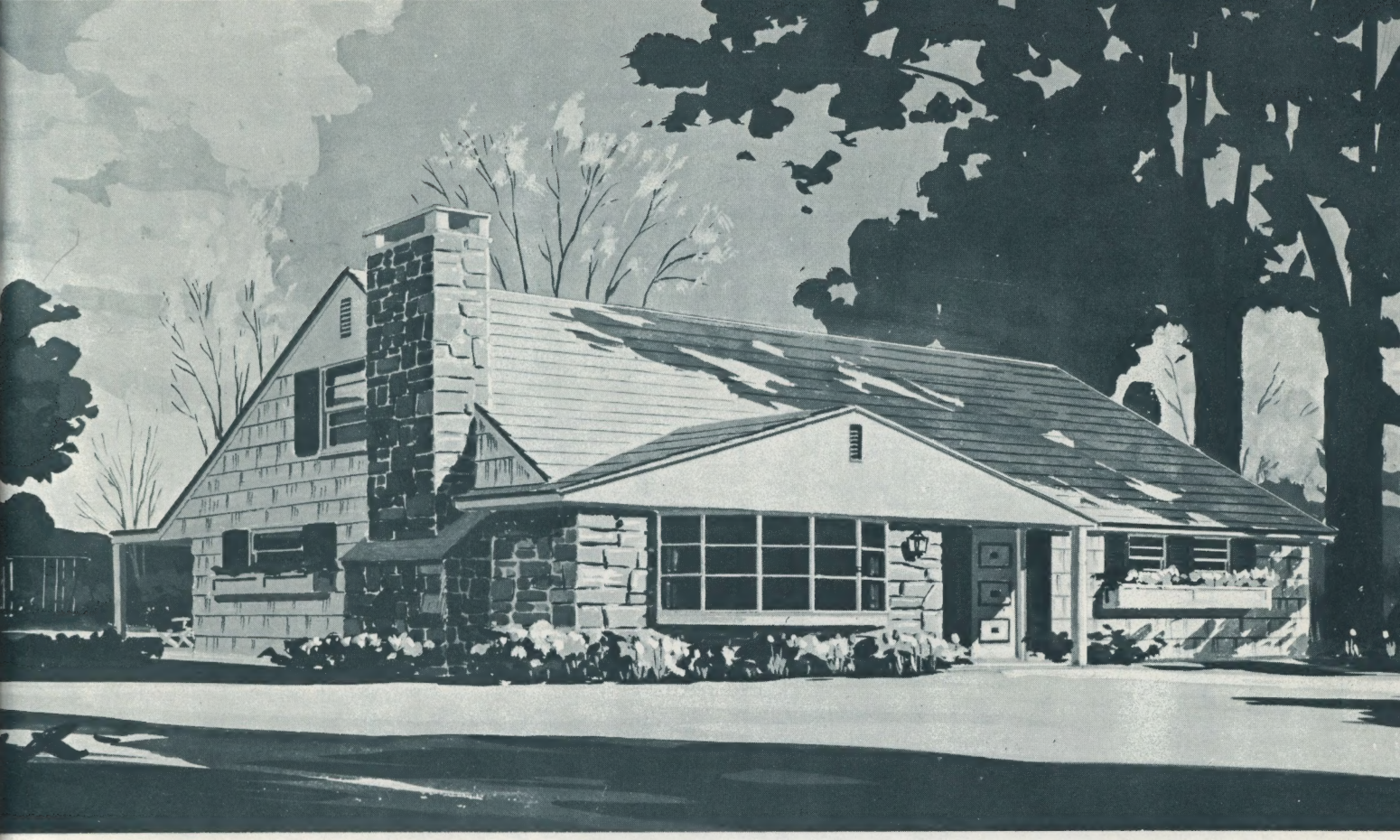


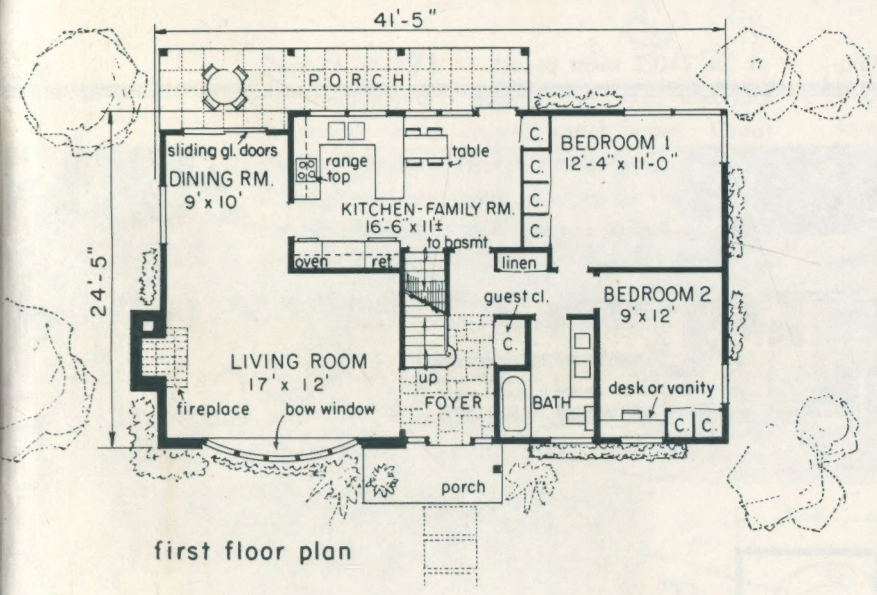


PLAN P-680—House Area 1338 sq. ft. A unique approach to a long house on a modest sized lot . . . attach the garage on the rear. With this arrangement a natural private location for a swimming pool is formed. The covered porch becomes a spectators lounge from which the aquatic activities may be enjoyed in the shade. The pool is optional or may be built at a later date. The home itself offers 3 bedrooms, 2 baths, spacious family room-kitchen, abundant windows and closet space and a dramatic corner fireplace.

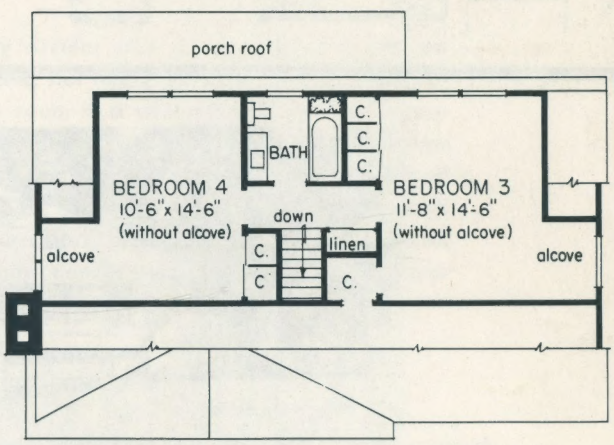


fireplace





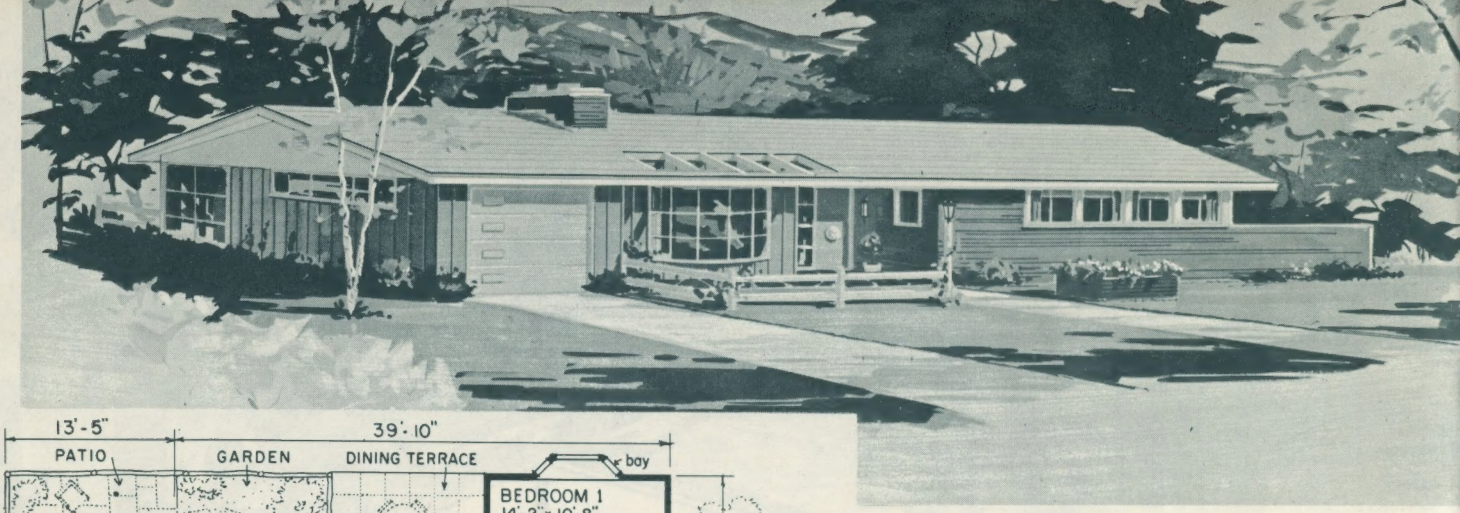
first floor plan

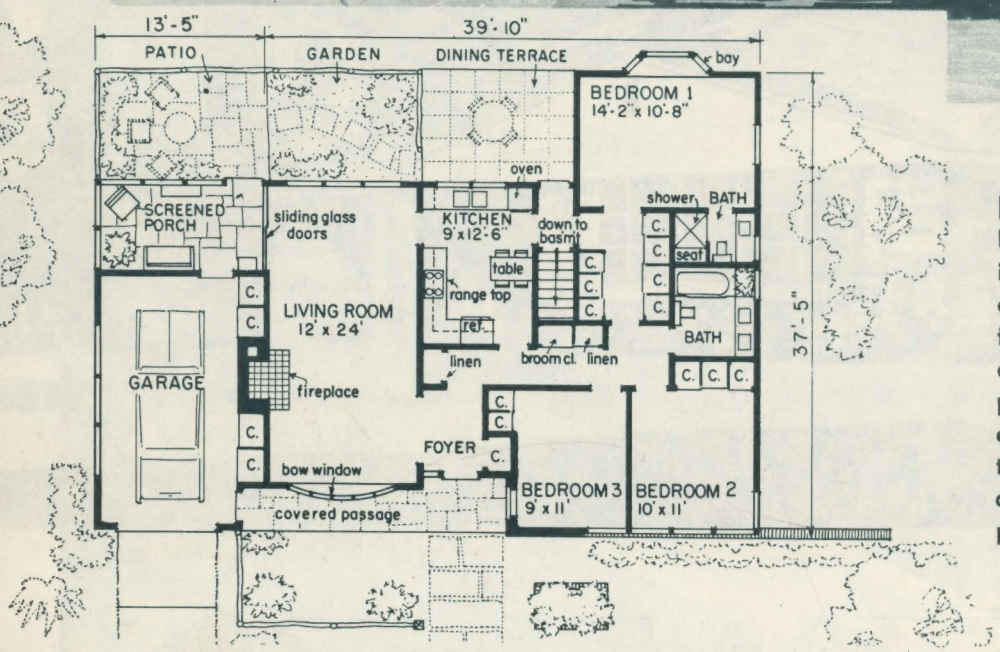


expansion attic

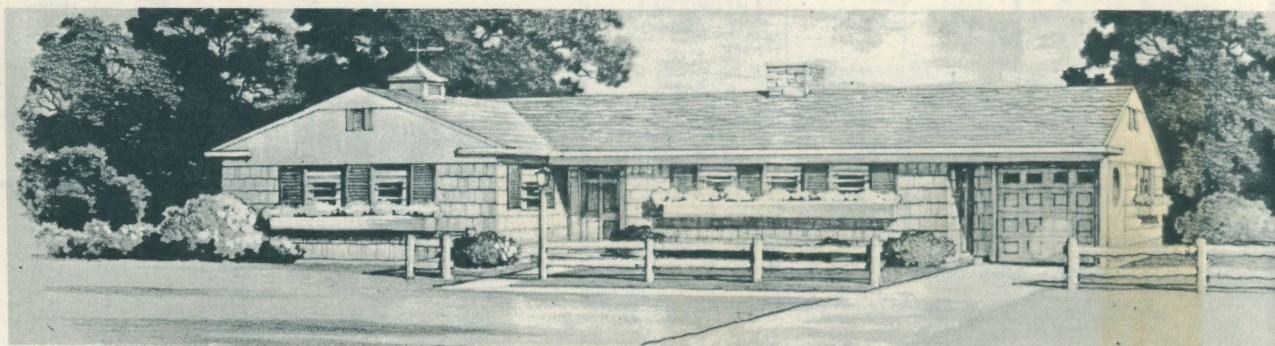
THE COVER HOUSE

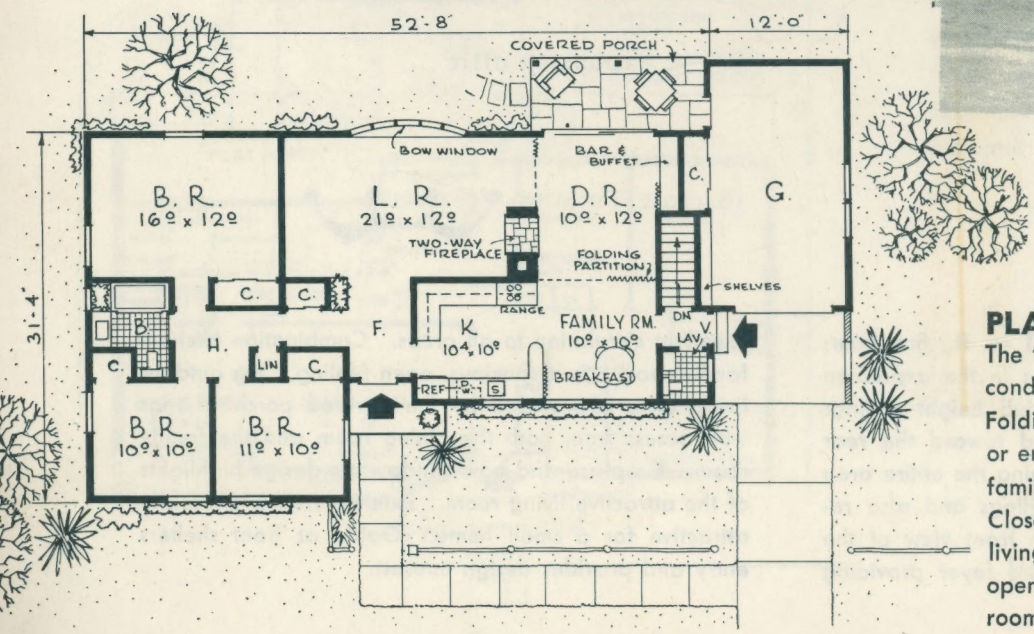
PLAN P-735 — House area 981 sq. ft., first floor; 538 sq. ft., second floor. Bedrooms in the expansion attic of this 1½-story home have full height ceilings throughout. The rooms are located toward the rear of the house, with big dormer spanning the entire area — eliminating the usual sloped ceilings and also requiring no unsightly dormers in the front view of the roof. First floor includes a full-sized foyer providing excellent circulation to all areas. Combination kitchen-family room has a spacious, open feeling. Big outdoor living area is provided by the covered porch at rear with access from both the dining room and the family room. Fireplace and bow window are design highlights of the attractive living room. Exterior view is unusually attractive for a small home. Gable at front shelters entry and provides design interest.



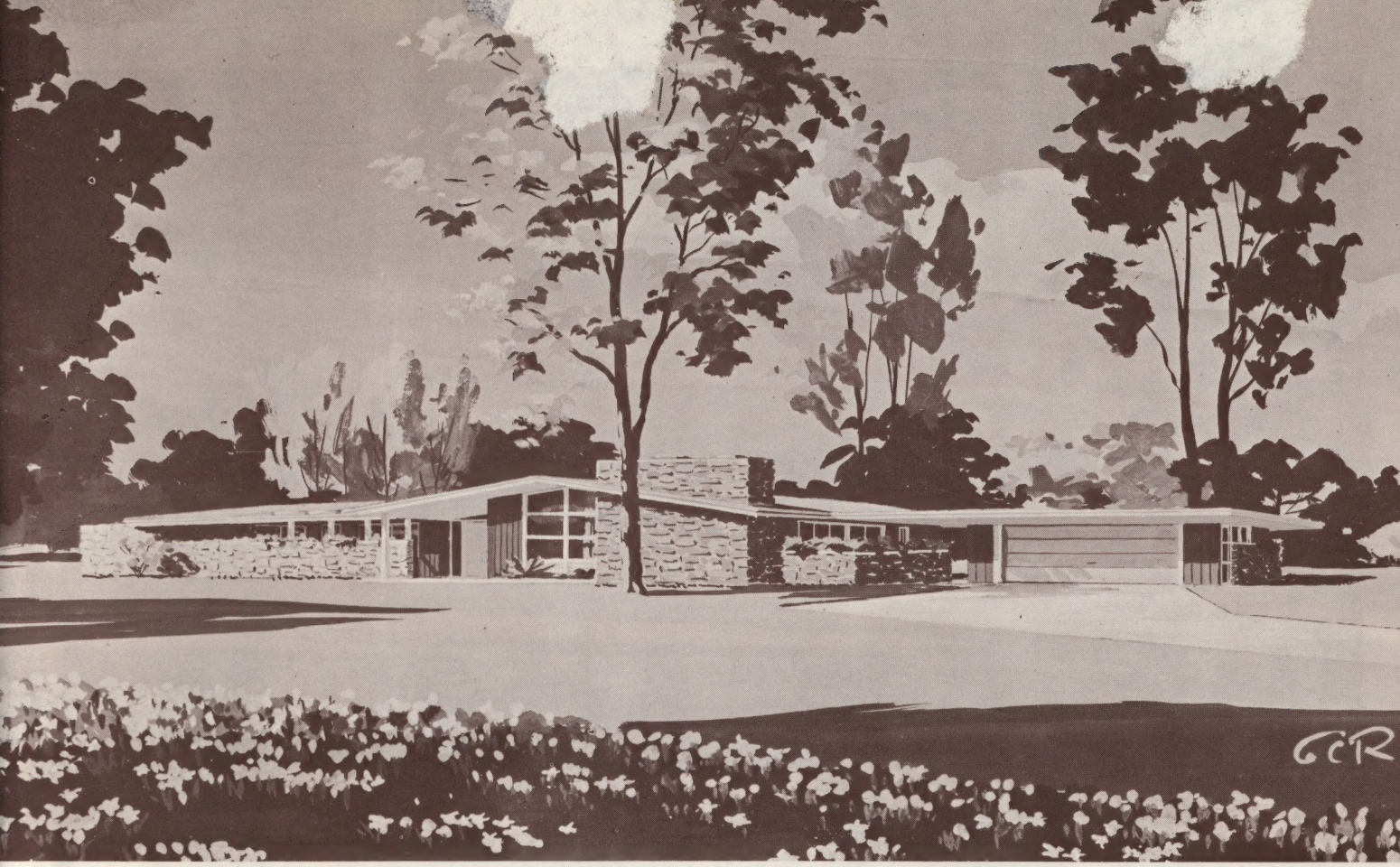


PLAN P-661 — House area 1,194 sq. ft. Large front-to-rear living room is an outstanding element in this one-story design. Bedrooms are grouped away from the rest of the house for privacy. Garage is forward to allow for a door at front giving access to the house, to provide a screened porch at the rear and to create large glass opening from living room to porch. Master bedroom has a corridor-type dressing area. Porch, patio garden and terrace provide admirably for outdoor living.

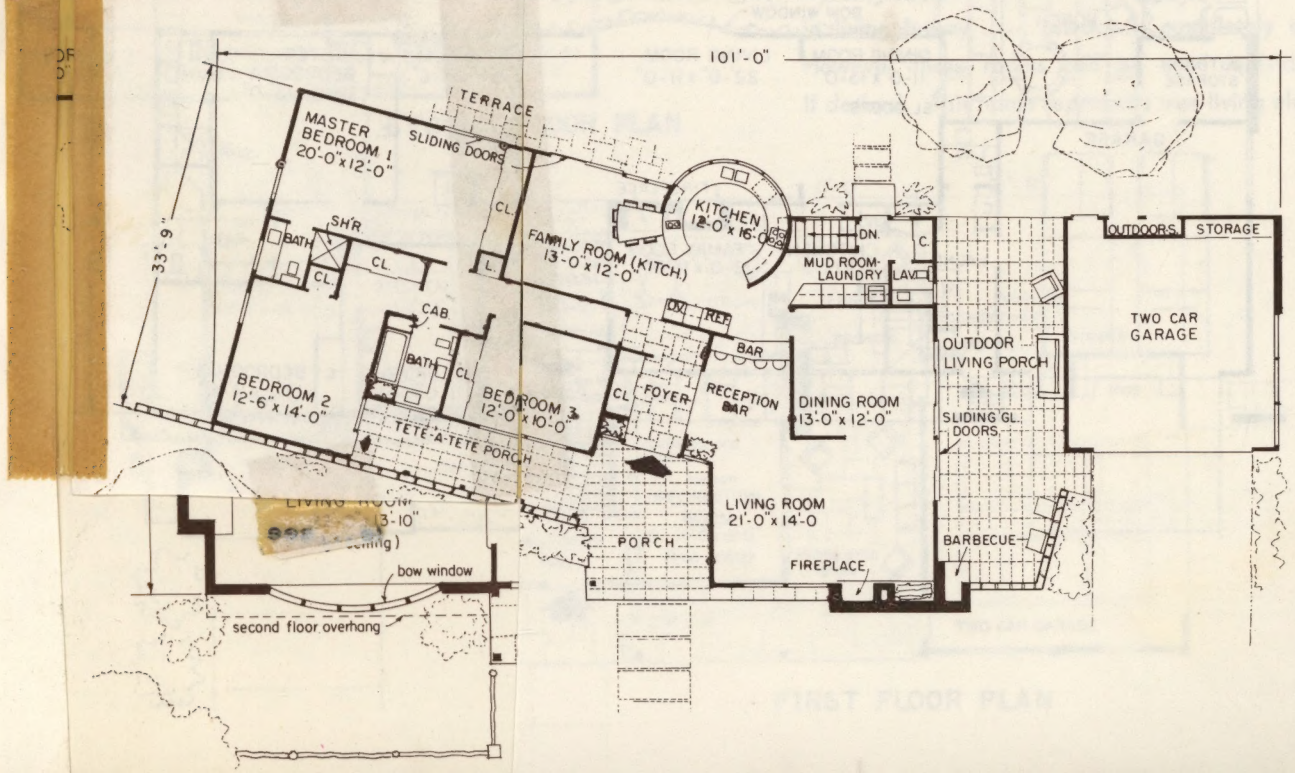




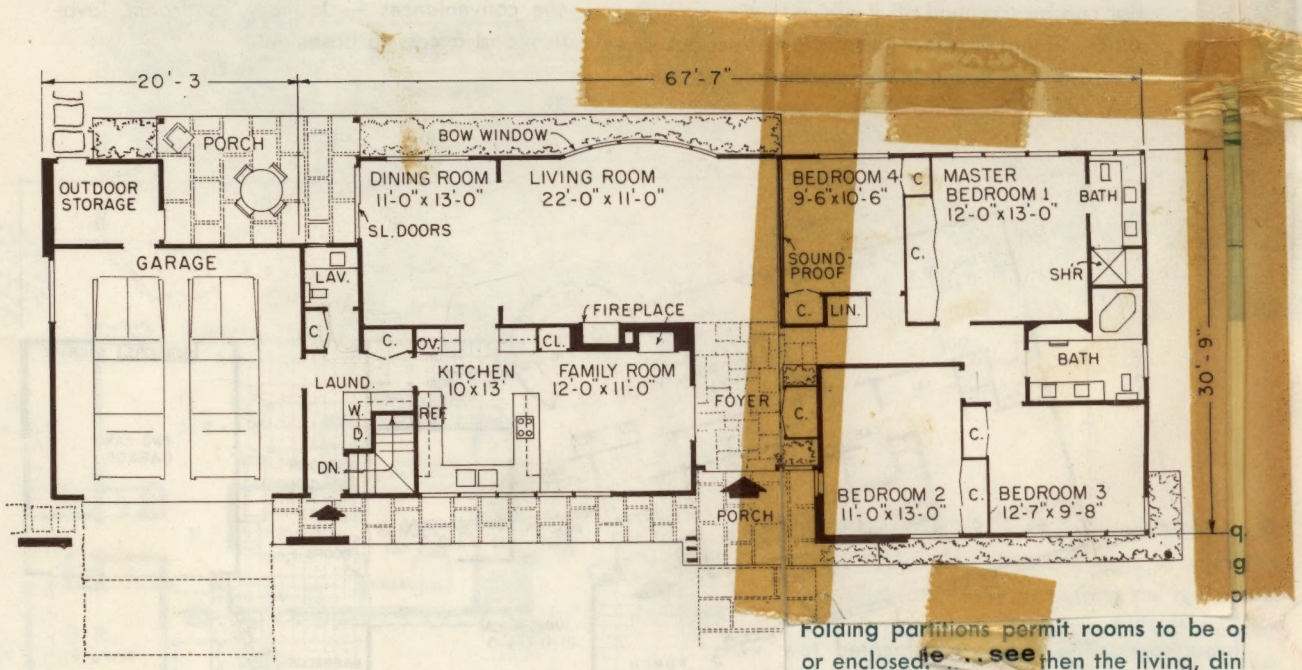
PLAN P-535 — House area 1,383 sq. ft. The "convertible" house adapts to changing conditions as easily as putting the top down. Folding partitions permit rooms to be open or enclosed. If open, then the living, dining, family and kitchen are all one big area. Close one partition and you have an open living-dining room. Close the other for an open dining-family room. Close both and the rooms are divided for multiple occupancy.



PLAN P-771 — House area 2,045 sq. ft. Twentieth-century living at its most luxurious is possible in this unusual ranch home. Great exterior design interest and unique room arrangement are made possible by the angled facade. Handy by the big entrance foyer is a reception bar for that get-acquainted drink. Bar can be screened off if desired. Convenient snack serving is made possible by direct access over the bar to the kitchen. The almost completely circular plan of the kitchen is not just dramatic, but highly efficient as well. Kitchen-family room is a wide-open 25 feet of space. Outdoor living is well provided for with immediate access from several areas to porches and terraces. Bedroom area has big closets and luxurious bath facilities. Service area has all the conveniences — laundry, mudroom, lavatory and access to basement.



PLAN P-764 — House area 1,863 sq. ft. Double front entry doors, sheltered by a wide roof overhang and leading to flagstone-floored foyer, mark this immediately as a luxury home. Four bedrooms are grouped together for privacy and access to opulent bath facilities. Living-dining combination is a huge 33 feet in length; location at the rear allows wide view of your own garden. Outdoor living is ultra-private; porch is recessed with three sides enclosed. Outdoor storage room has three access doors.



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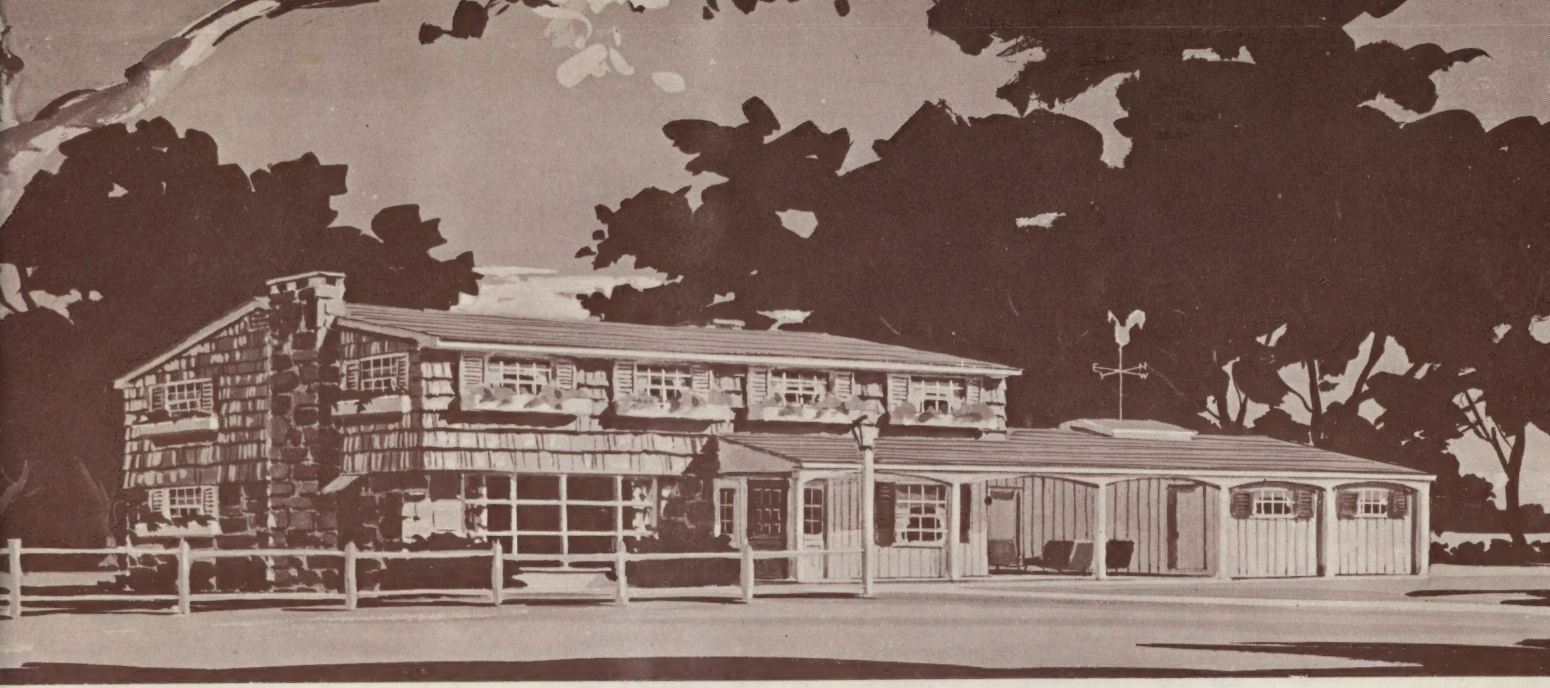
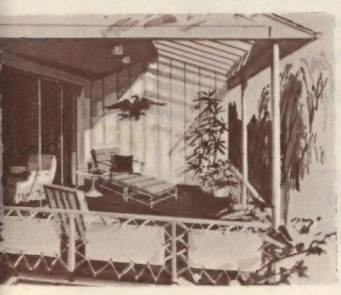
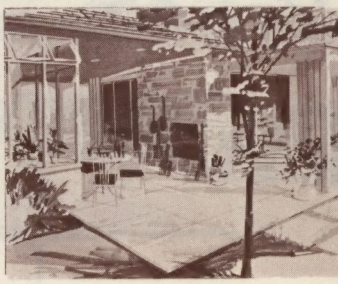




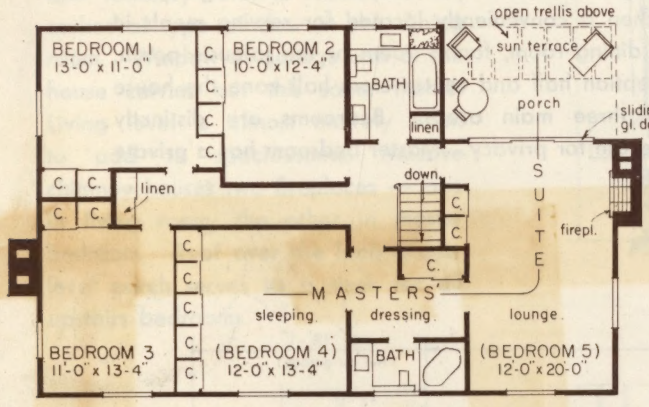
Master suite porch

Kitchen

Recreation Room

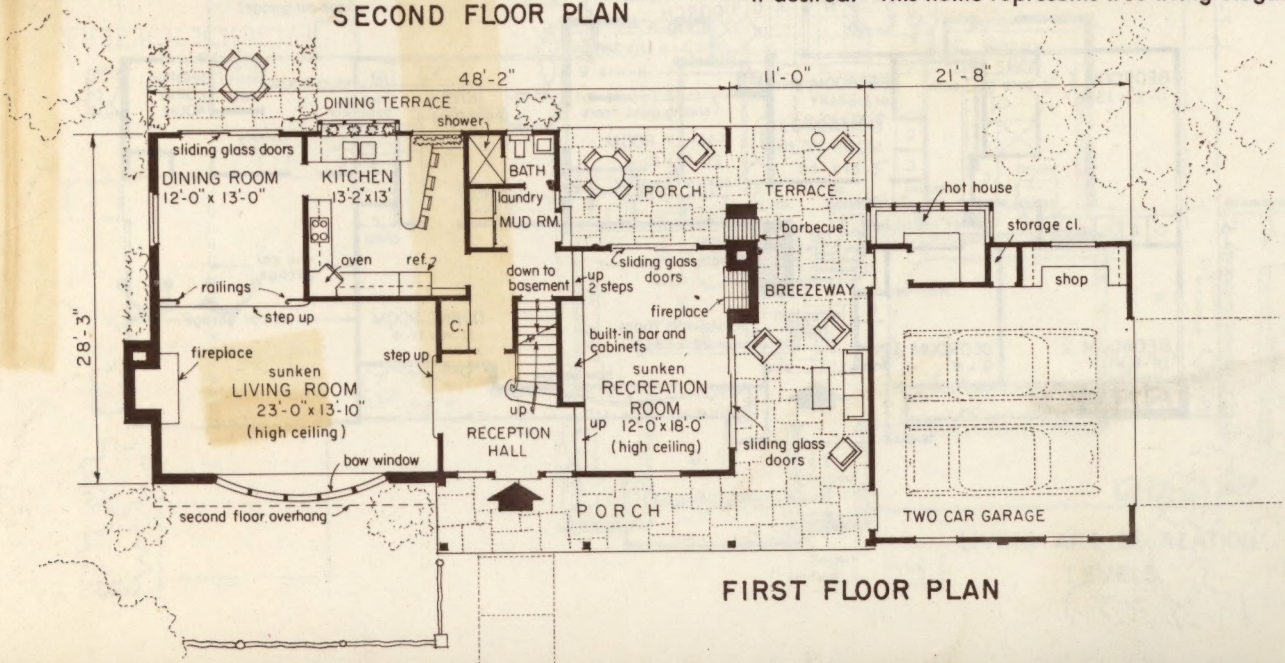


Rear Porch and Terrace

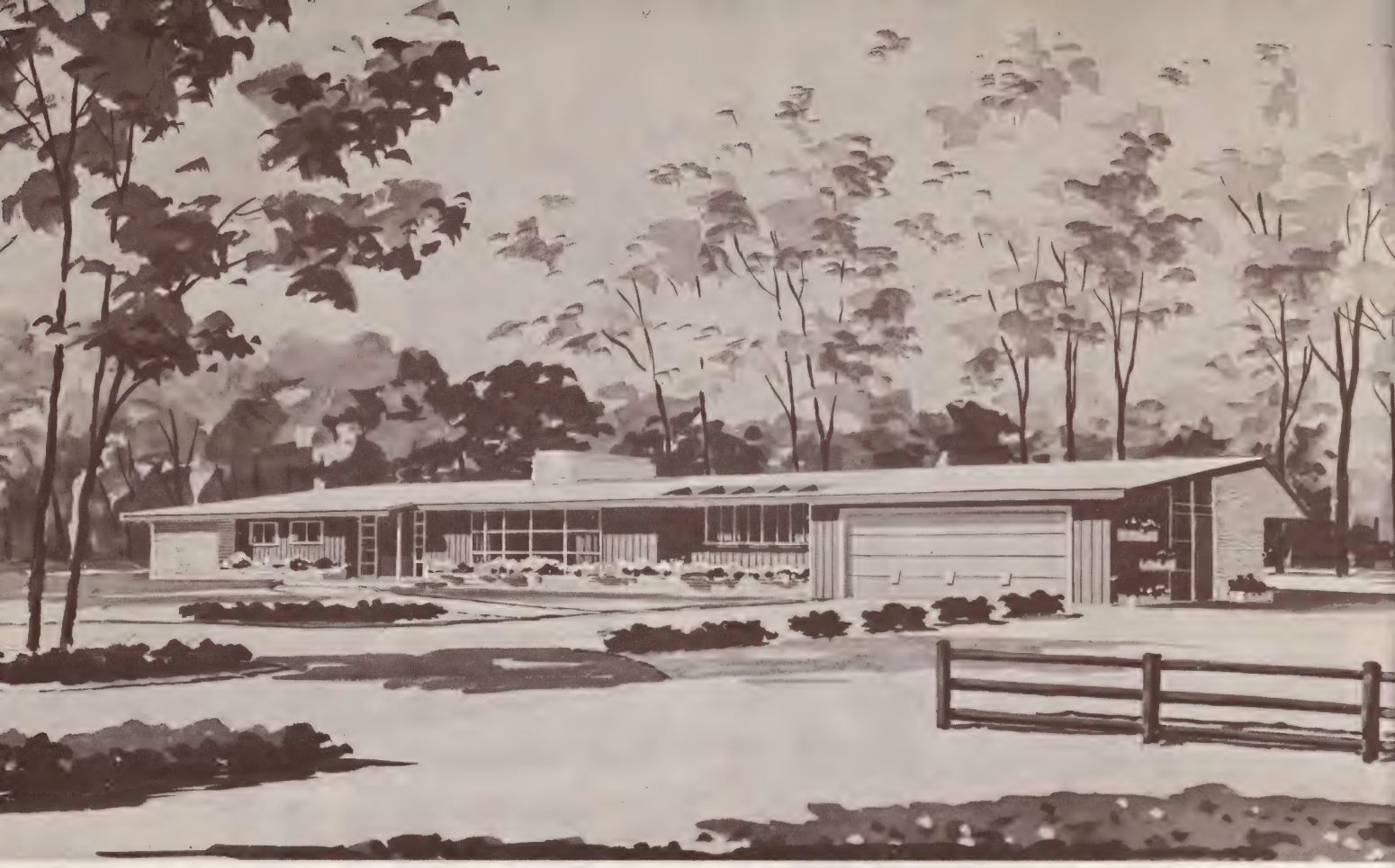


SECOND FLOOR PLAN

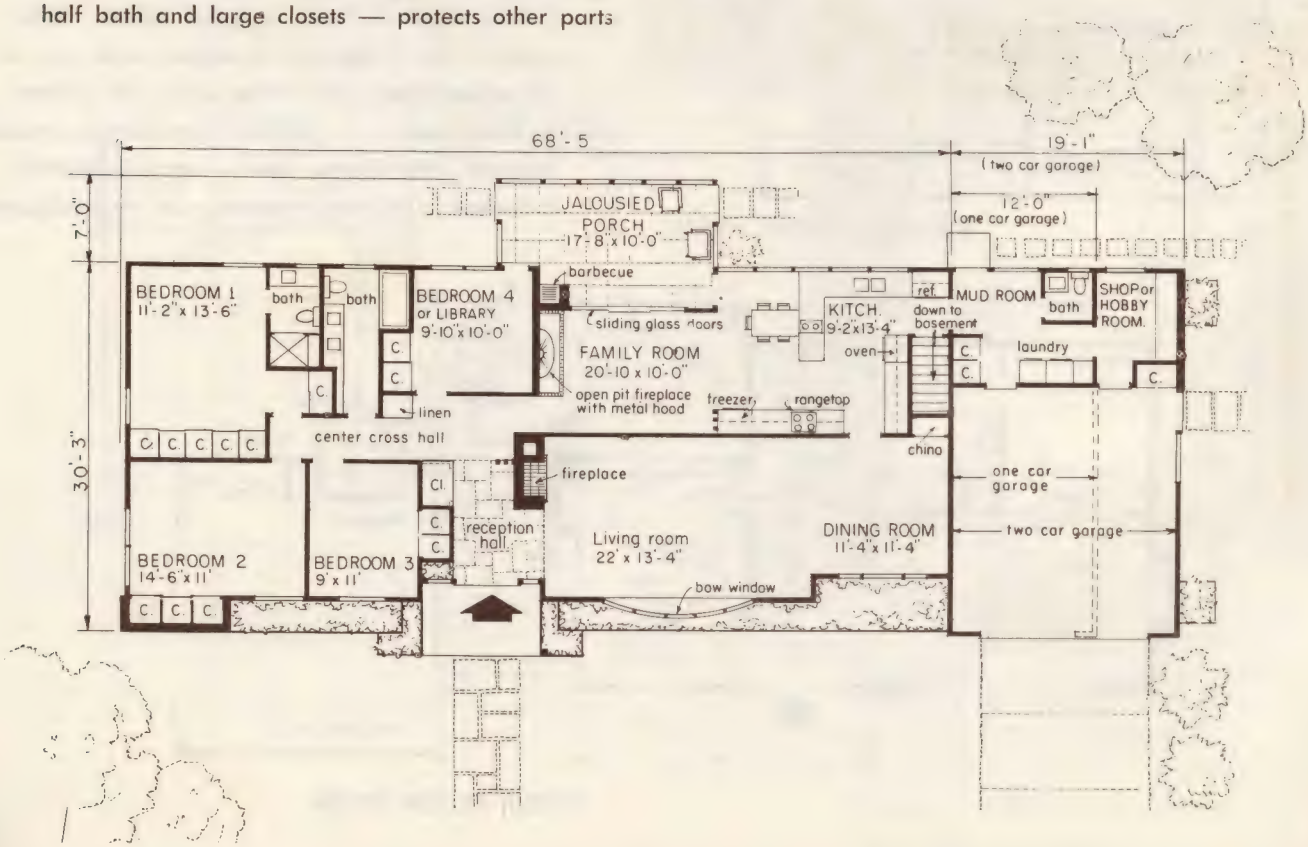
PLAN P-719—House area 1227 sq. ft. on the first floor and 1312 sq. ft. on the second floor. This provocative two story residence has so many features, several drawings were required to show them off. In addition to those shown, the various ceiling heights are of exceptional interest. These occur in the living and recreation rooms and on the second floor. The master suite is the ultimate in living luxury . . . privacy is completely assured. However these rooms can be used individually if desired. This home represents true living elegance.



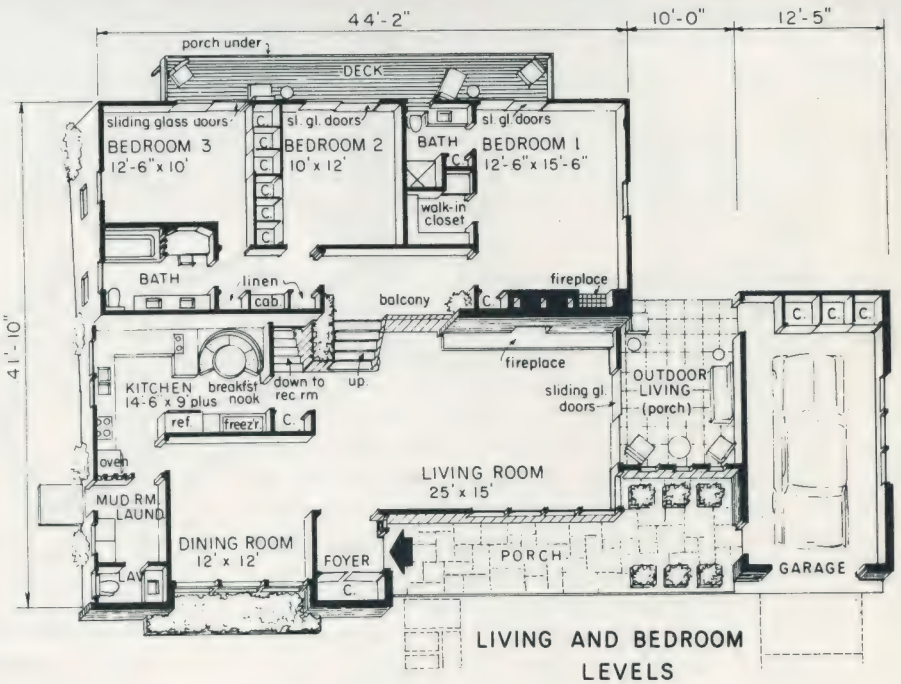
FIRST FLOOR PLAN

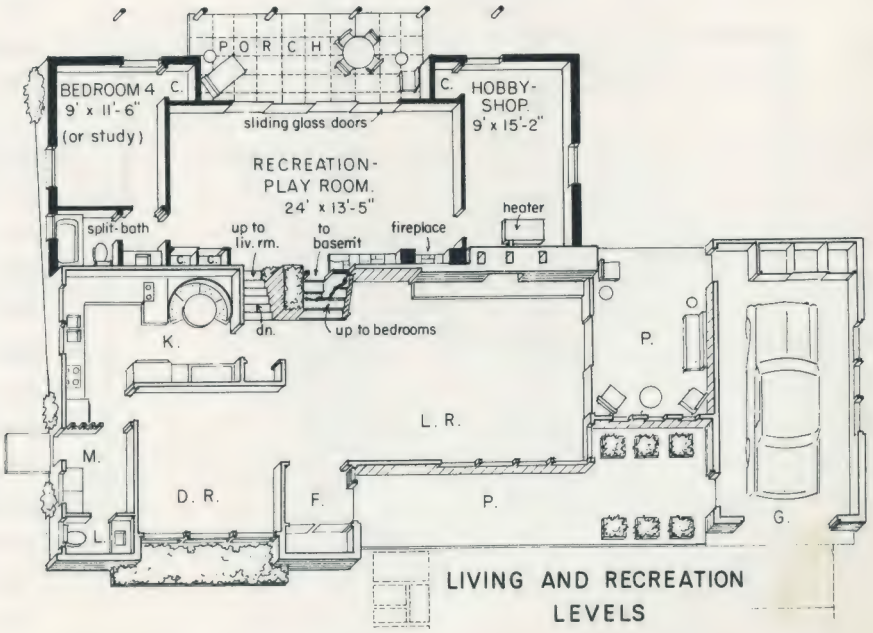


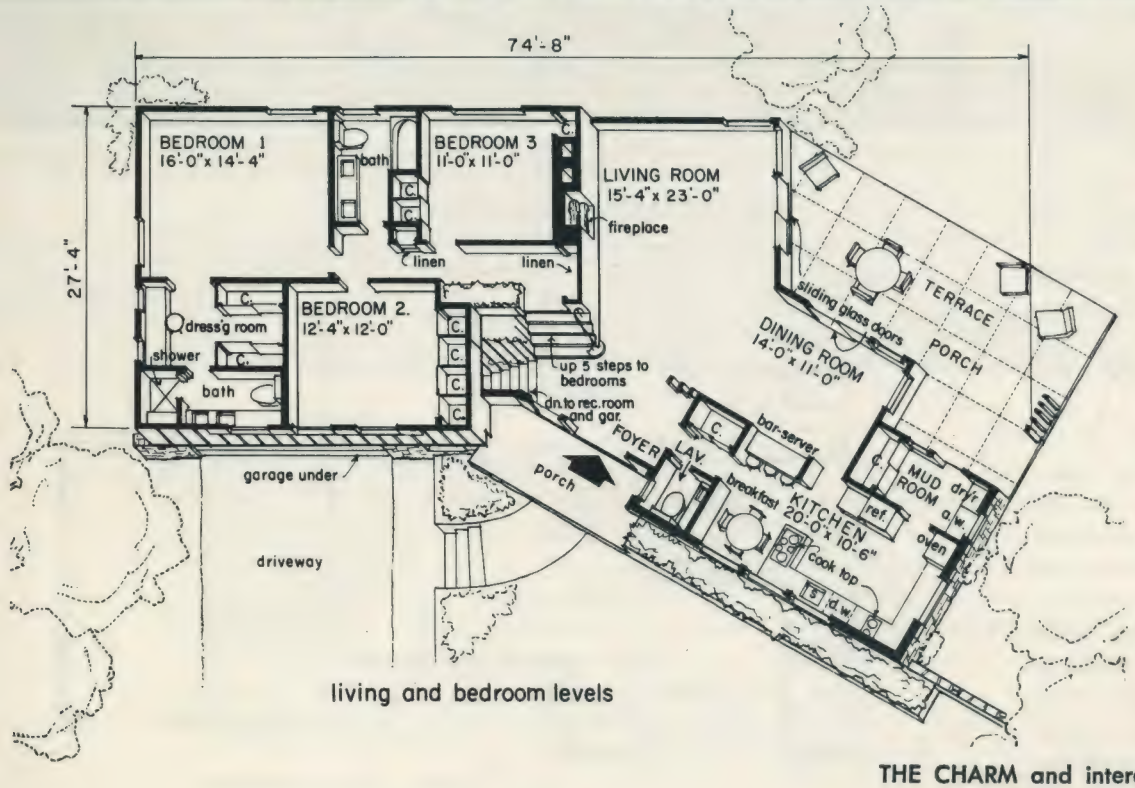
PLAN P-736 — House area 2,013 sq. ft. The luxurious size of this modern ranch home includes not one square foot of unused space. One large chimney block provides dominant design interest. It houses two fireplaces and an outdoor barbecue. One fireplace serves the huge kitchen-family room, another the even larger living room and dining room. Compact service area—including mudroom, laundry, half bath and large closets — protects other parts of the house from clutter. Extra room behind the garage shows as shop, hobby room or storage space. Kitchen is conveniently located for serving meals in the dining room, family room or the jalousie porch. Reception hall and center cross hall zone the house into three main areas. Bedrooms are distinctly separate for privacy. Master bedroom has a private bath.



PLAN P-738 — House area, 1,665 sq. ft., living and bedroom levels. A different approach to the split-level design, both inside and out, this home has its bedrooms at the rear, permitting a ranch house appearance at the front. Turning the entrance at a right angle allows balanced gable treatment at the front. Projecting closet and lavatory form a recess for the cathedral type window in the dining room. Window at garage end of the house carries out this same theme. Living level is almost entirely open to add to spaciousness. Massive chimney houses two fireplaces — one in living room, the other in master bedroom. Roof over the long grade-level porch serves as a deck for all upstairs bedrooms.

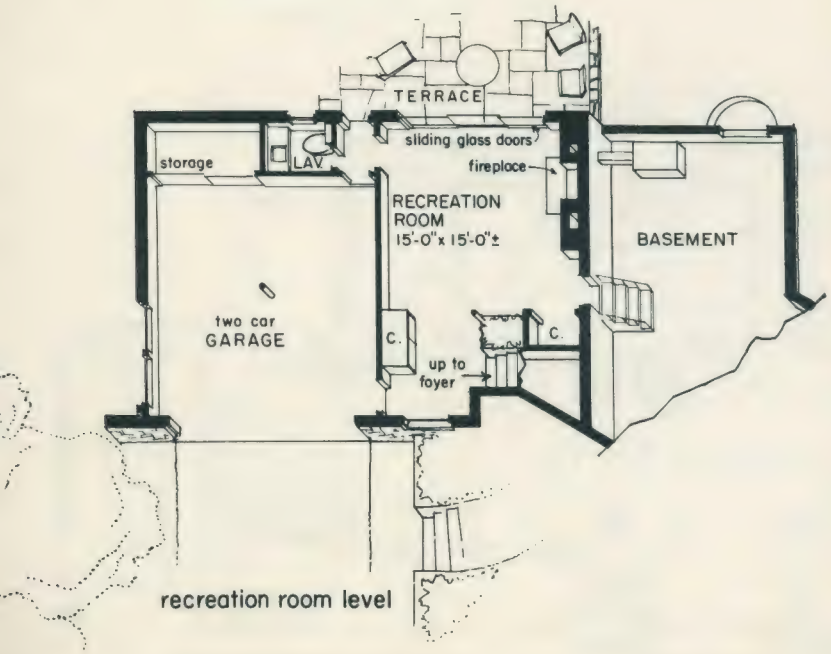






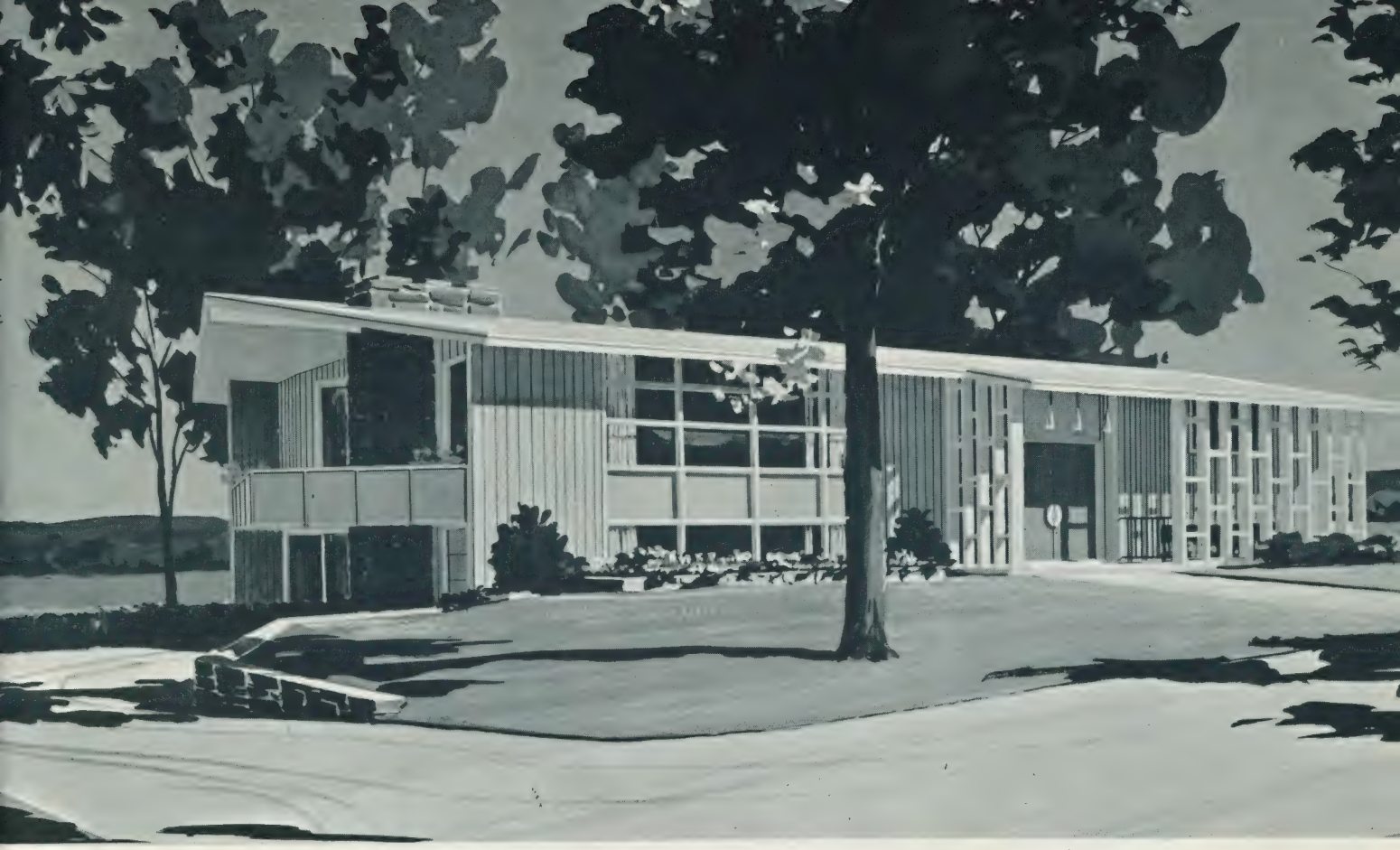
living and bedroom levels

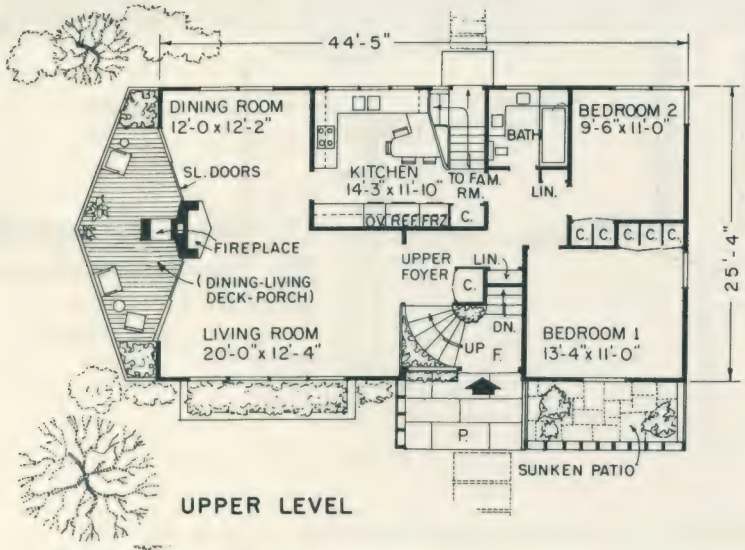
PLAN P-629 — House Area 2000 sq. ft. on living and bedroom levels. Split level living with a new twist. The unusual angular interest designed into this luxurious home permits a choice in orientation, view, and placement on plot. With the garage door wall parallel to the street (as illustrated), living level has a predominently rear-side exposure. For a true rear view, the front entrance wall would be placed parallel to the street. For a narrow lot, the side bedroom wall would parallel the front with a graceful quarter turn driveway to the garage.

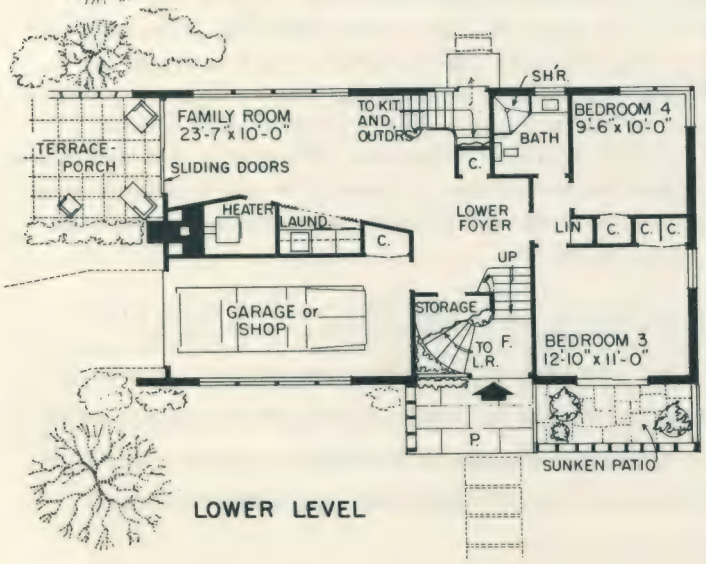


recreation room level

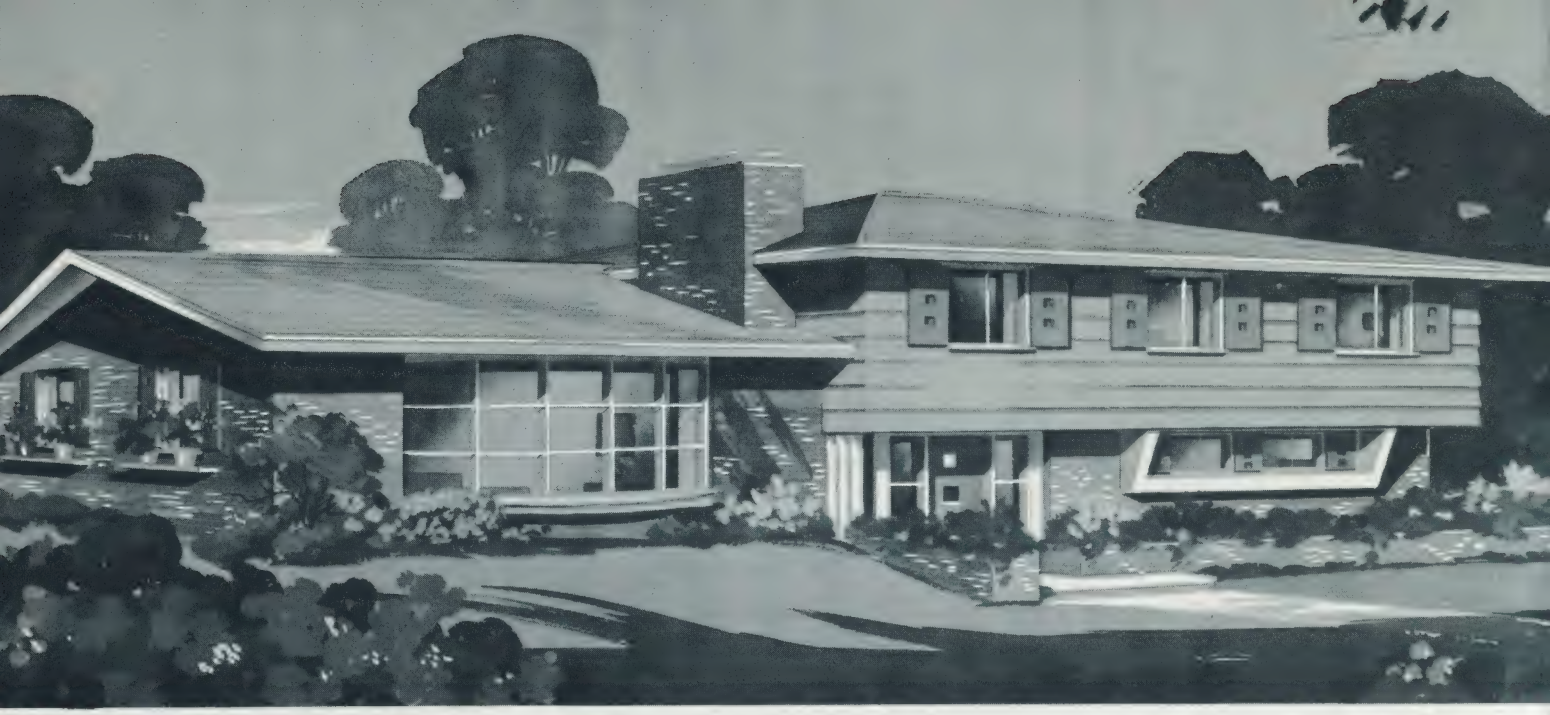
THE CHARM and interest of the exterior is authentically portrayed in the architect's drawing above. The interior of this grand sized home with its angled foyer and dramatically railed staircase compliments the exterior interest. Valted living room ceiling extend its high point against the fireplace wall and slopes down to large sliding glass doors at the terrace. Formal sized dining room, powder room, 20 foot kitchen with its bar server, mud room, and covered porch make up the balance of this level. Ground level below bedroom wing includes a two-car garage, lavatory, storage closet, and oversized recreation room with panorama glass doors. The 3 full-sized bedrooms on the upper level have generous windows and closets. 2 baths provide efficient and private service. Master bath is connected to a large dressing room with a 7 foot built-in vanity. Closet location in this area is designed to provide more wall space in the bedroom. The entire sleeping area is elevated above both the grade and living level for maximum assurance of privacy.

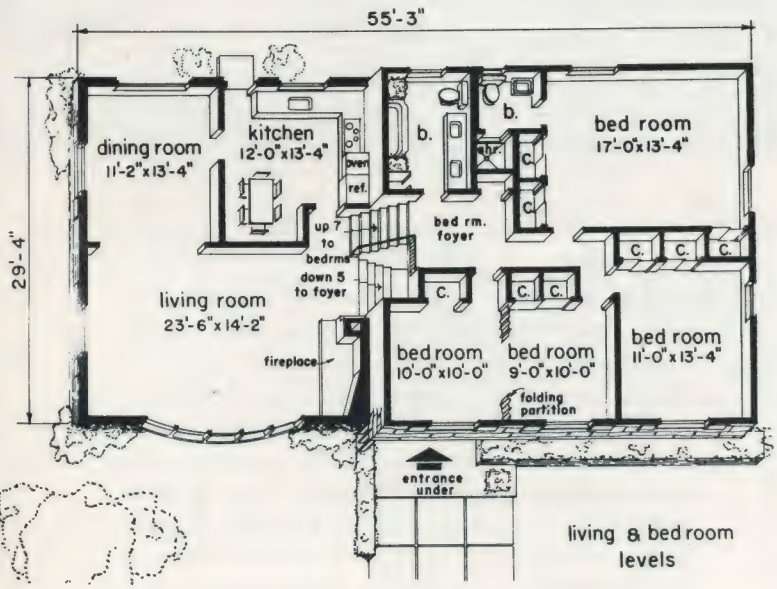


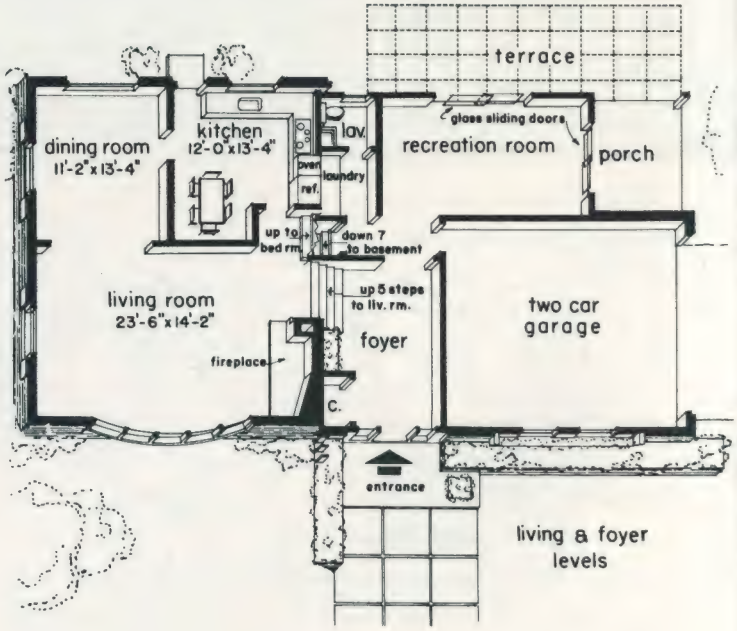


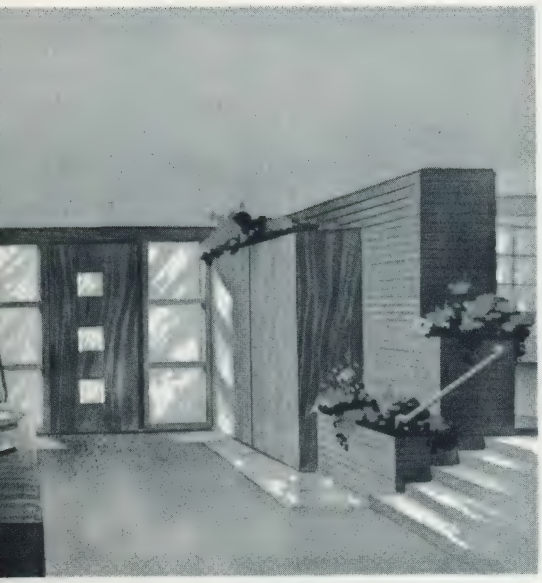


PLAN P-778 — House area 1,097 square feet on upper level; 803 square feet on lower level, excluding garage and utility area. The unique, new home design concept . . . bi-level, split foyer living . . . is offered here in an exquisite architectural form. Modest in square footage and lot coverage, this economy home provides exceptional living features and space . . . dramatic big home exterior appearance — direct access to either level from front and rear entrances — 4 bedrooms and 2 baths (lower rooms can be finished later) — balcony breakfast area — outdoor living-dining deck — sunken patio and many others. Sketch below shows split foyer front entrance.



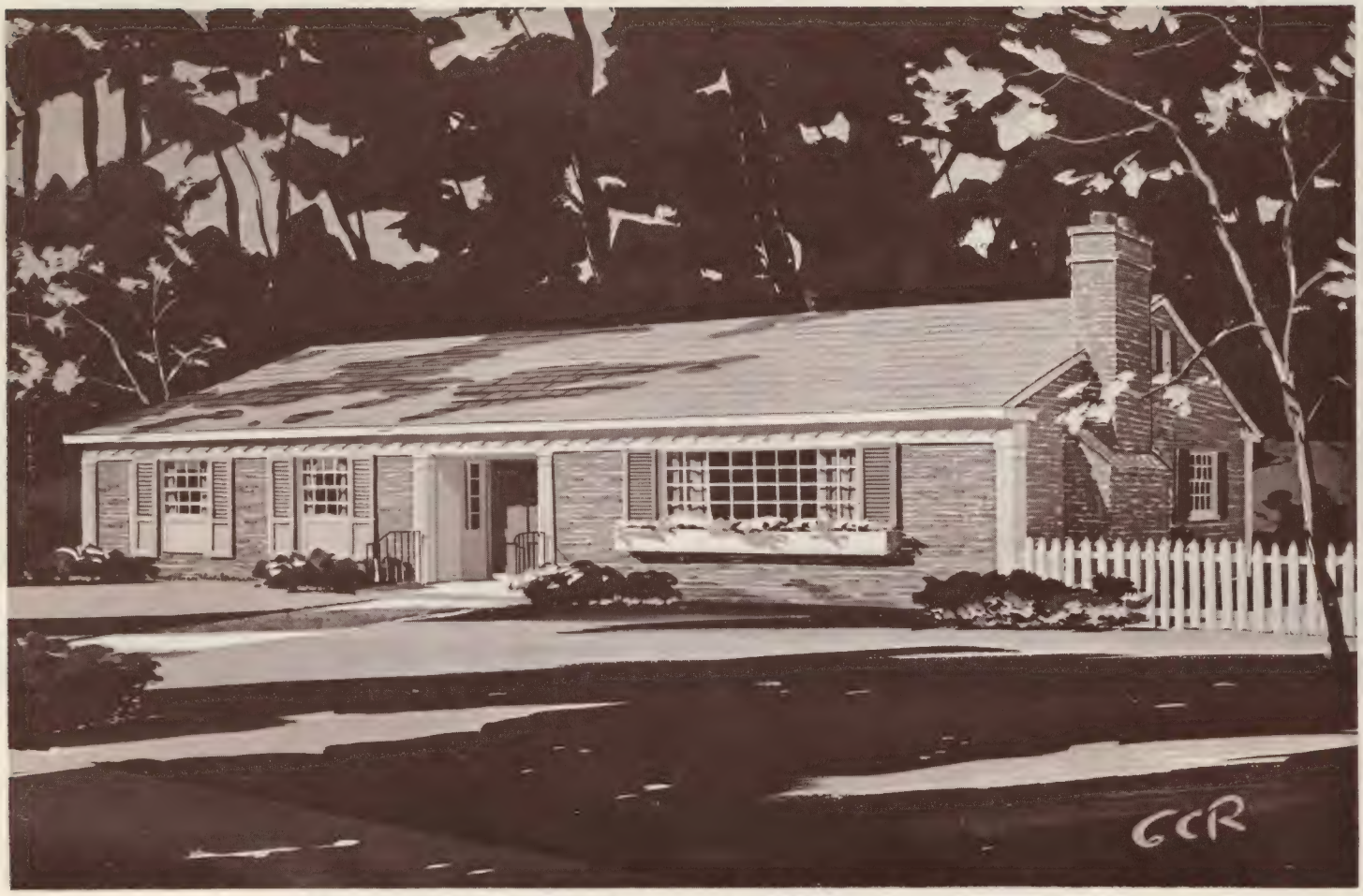


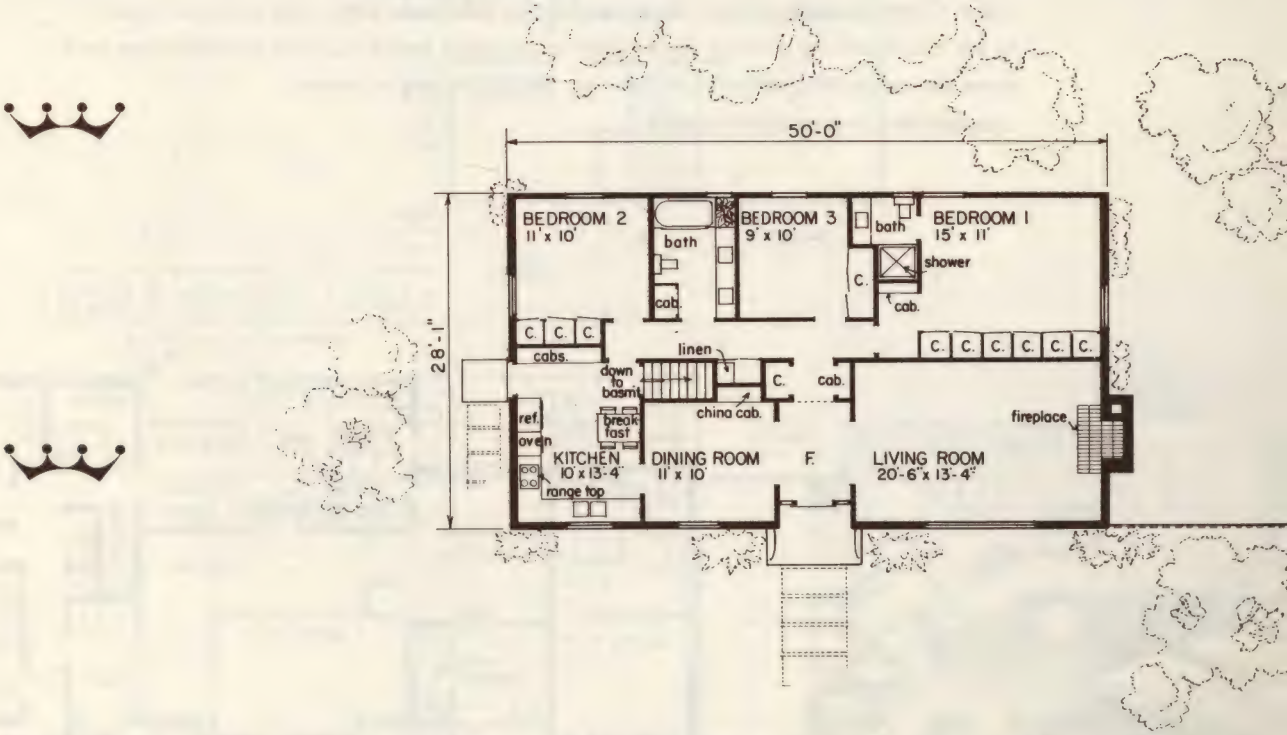




PLAN P-530—area of living and bedroom levels, 1,646 sq. ft.; total house, 30,096 cu. ft. Loads of space at reasonable cost in this split-level plan. All rooms are large. Topmost level contains four bedrooms and two full baths; folding partition here is a good idea to create a large play space or turn a den-sitting room into an occasional guest room. Big bow window and tremendous fireplace distinguish living room. Dining room and kitchen are both large. Grade-level recreation room is pleasant for play or entertainment, with sliding glass doors opening onto sheltered porch at one side and onto open-to-the-sun terrace at the rear.

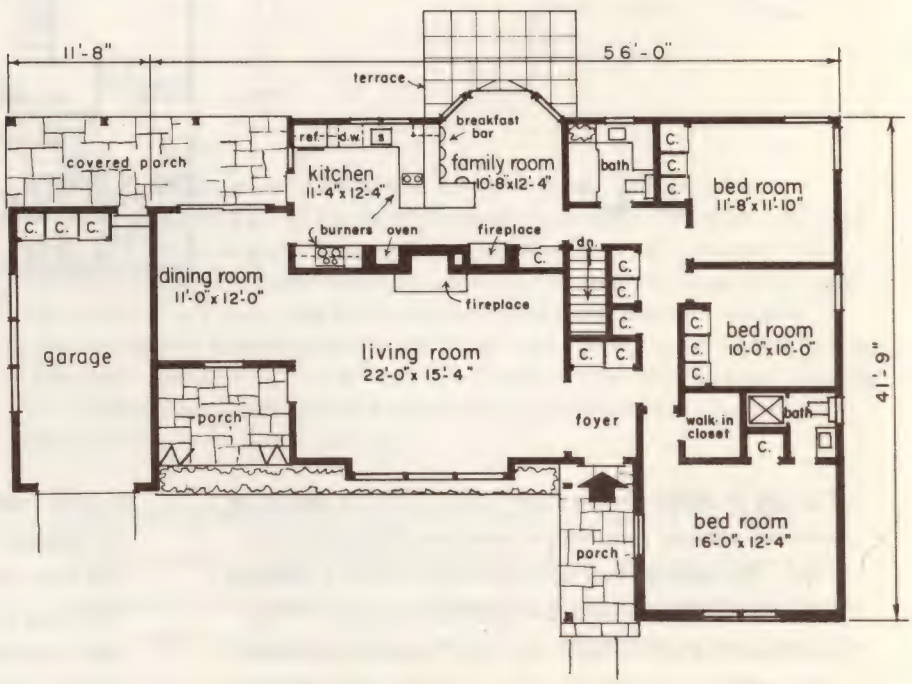
HOSPITABLE INTRODUCTION to the rest of the house is the roomy foyer, shown in a view looking toward the front entrance. Large guest wardrobe with planters atop and beside it is handily located beside the front door. It backs up to the generously-scaled fireplace that highlights the living room. Broad flight of steps makes a wide-open entrance up to the living room at right.



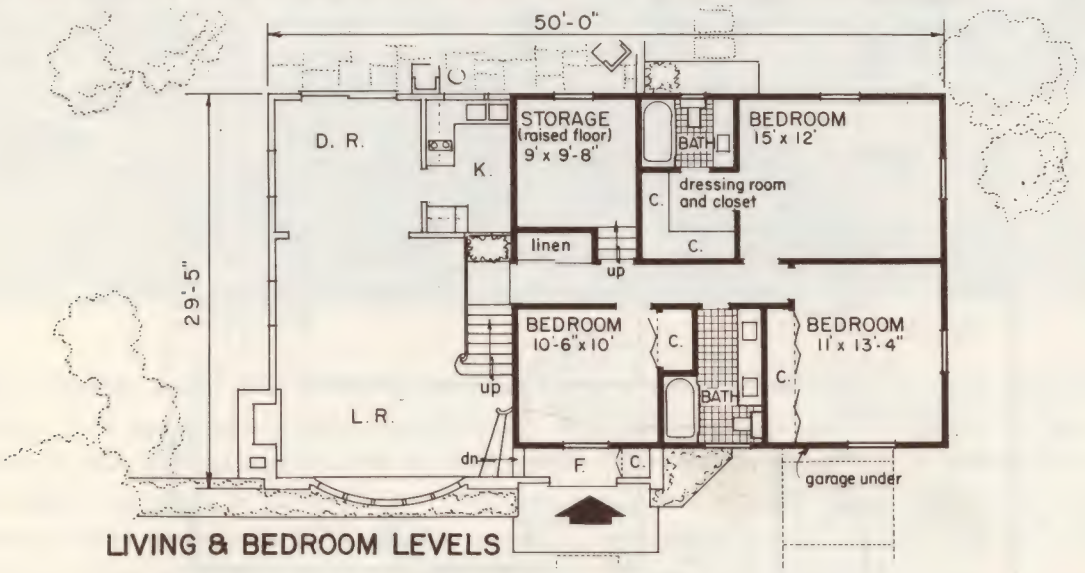


PLAN P-659—House Area 1392 sq. ft. A charming colonial exterior surrounds a spacious efficient interior plan. Furnishings may carry through with the colonial or contemporary would be equally at home. The rectangular plan, simple roof and engineered room sizes will keep building costs to a minimum. Storage is well provided with 17 closets and cabinets plus the kitchen cabinet space and full basement below. The true center hall, typical of the colonial era, with the living on one side and dining on the other, has been retained. The graciousness of the large reception foyer will always be remembered by guests.

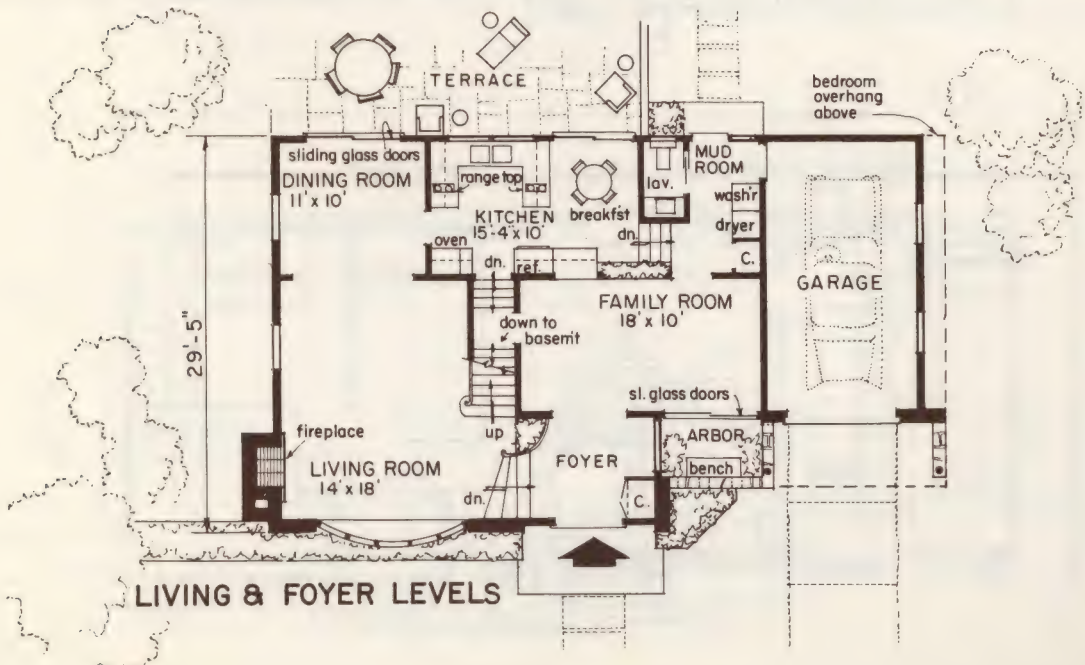
PLAN P-500—area, 1662 sq. ft. ..... Family-room kitchen is the outstanding feature of this splendidly livable ranch plan. Bay window overlooking rear entrance makes an excellent look-out point for keeping track of youngsters' activities. A fireplace and a breakfast bar are extra pleasant additions to the family room. Outdoor living plays a prominent part in the house plan—one porch at front, to be closed off by shutters for privacy; a secluded rear porch for entertainment and open-air meals; a terrace for suntime fun. Storage space is lavishly supplied and strategically located.



PLAN P-687—House area 1369 sq. ft. on living and bedroom levels. The split level home has gained its national popularity from two factors . . . the additional living area provided at low cost and the interesting living arrangement of multi-levels. This stone and shingle home, although modest in size, offers exceptional living facilities as a careful review of the plans will show. Note the on-grade foyer, curved stair up to living room, large breakfast area and the invaluable mud room.

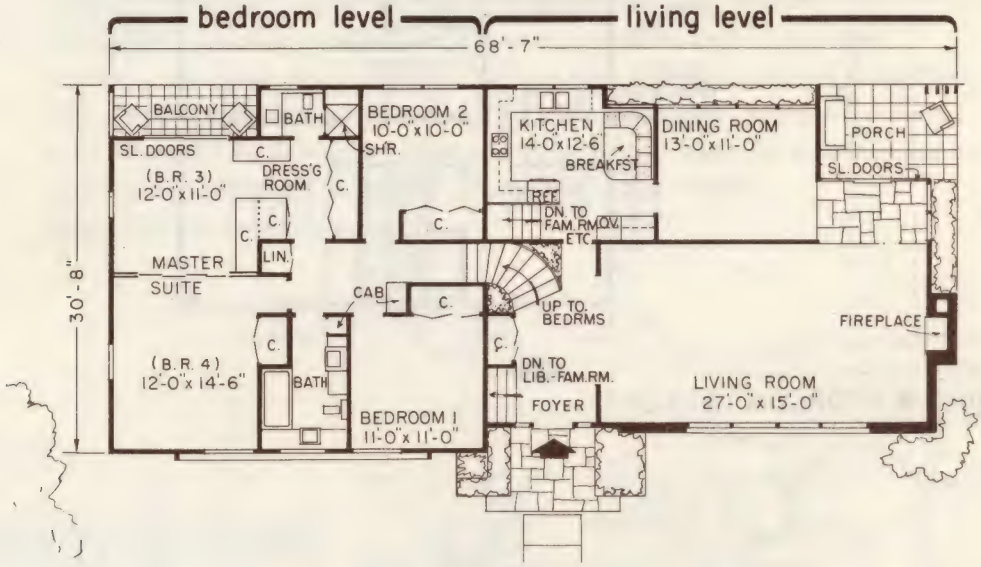


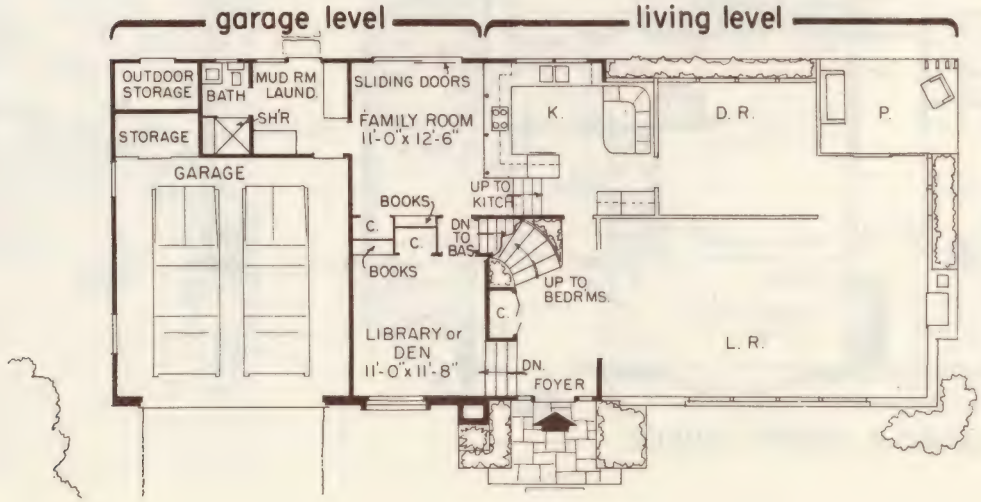
LIVING & BEDROOM LEVELS

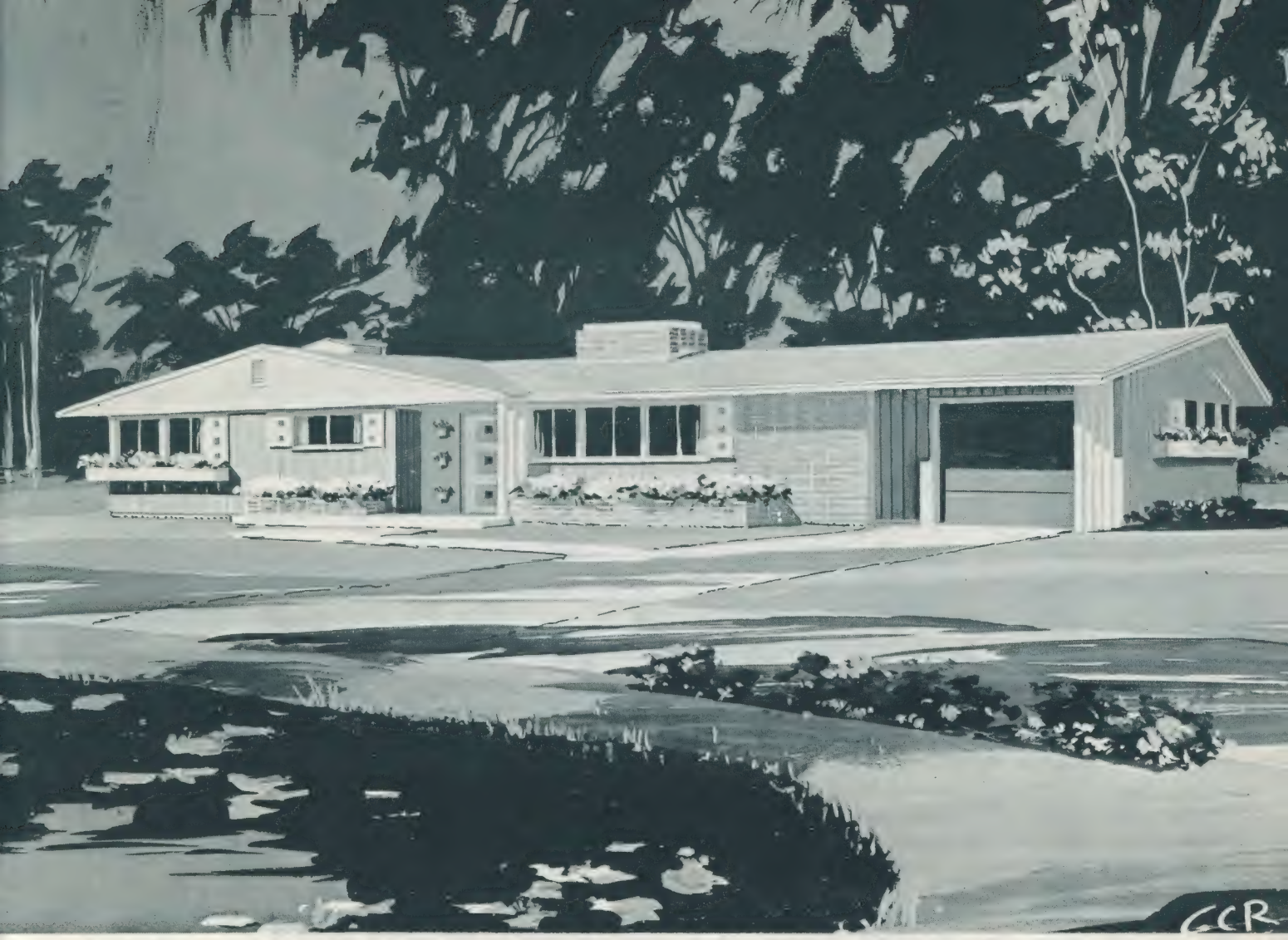


LIVING & FOYER LEVELS

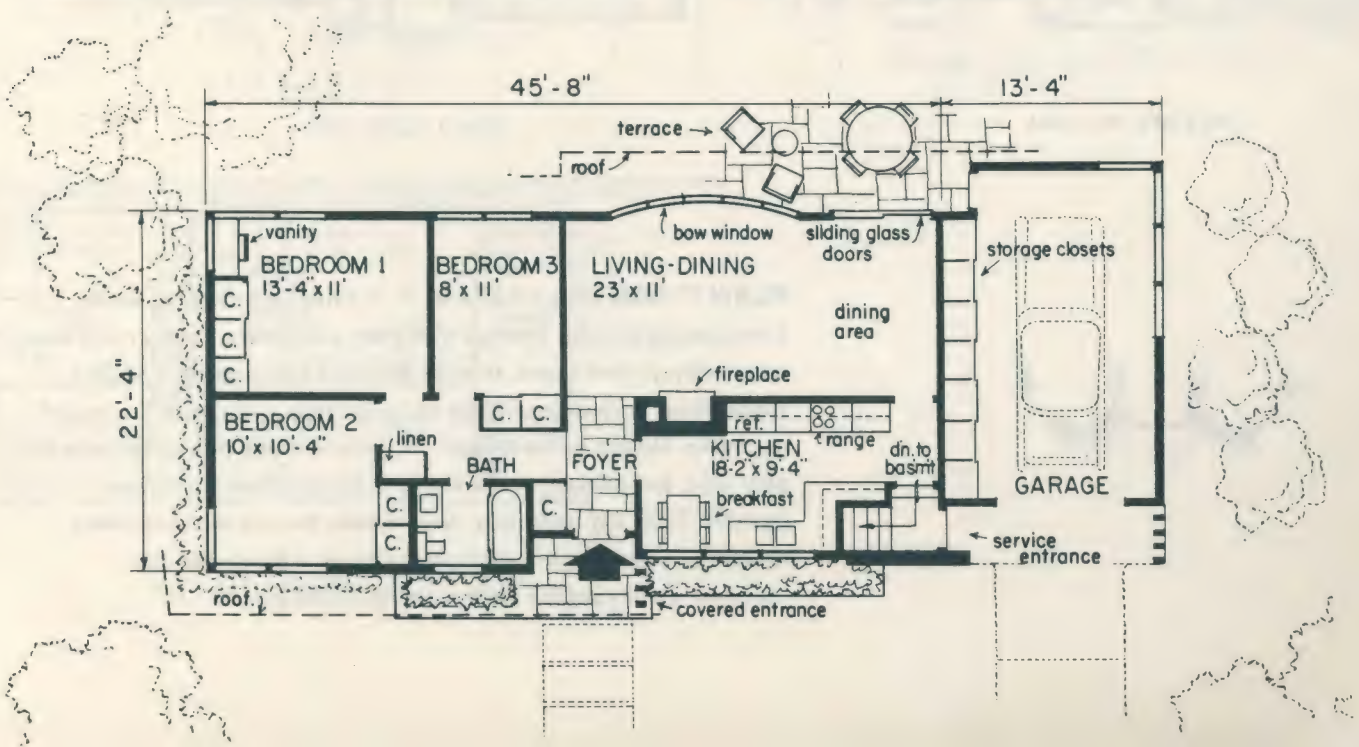
PLAN P-769 — House area 1,871 sq. ft. on living and bedroom levels, 478 sq. ft. on family room level excluding garage. Huge living room of this sumptuous home permits the most gracious entertaining. Long wall divides it from the dining room, with an unusual rear-porch foyer permitting direct access to the porch from either room. Master suite includes a private balcony, dressing room, bathroom and sitting room. It can be divided to serve as two bedrooms or "his and her" units. Curved stairway up from the foyer is flanked by planters to enhance its appearance. Lower level library is directly accessible from the foyer — as is the family room from the rear entry. Lower level has a third full bath, plus mudroom-laundry.

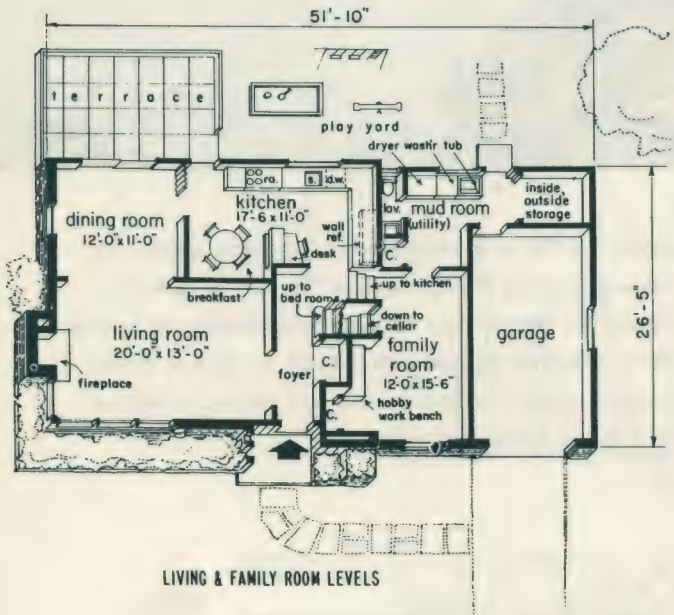




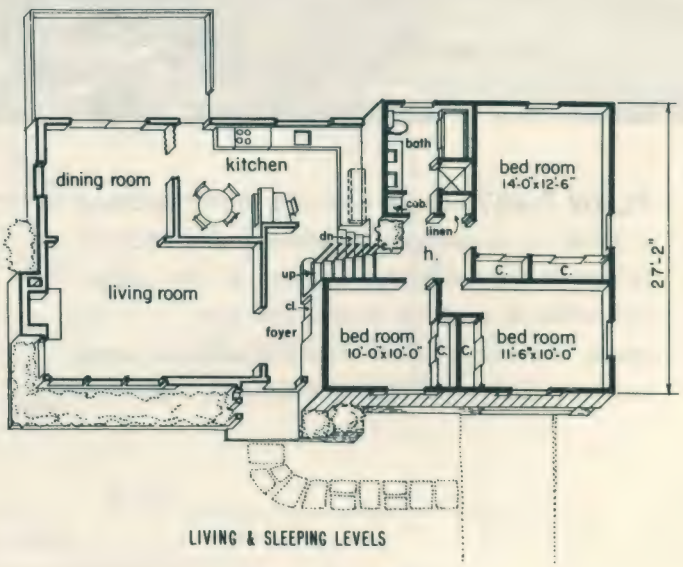


PLAN P-647—House Area 990 sq. ft. A dream of a home . . . in appearance, economy and efficiency. Seldom is there designed a house of this caliber that offers so much for its size and cost . . . 3 bedrooms, one with a built-in vanity, a bath that serves bedroom, kitchen and guests equally as well, a front foyer, an 18 foot kitchen with breakfast space, an all-in-one living-dining room of 23 feet to give the illusion of space, stair to basement directly at service door, attached garage with a bank or storage closets, outdoor terrace, covered main and service entrance and a log burning fireplace.



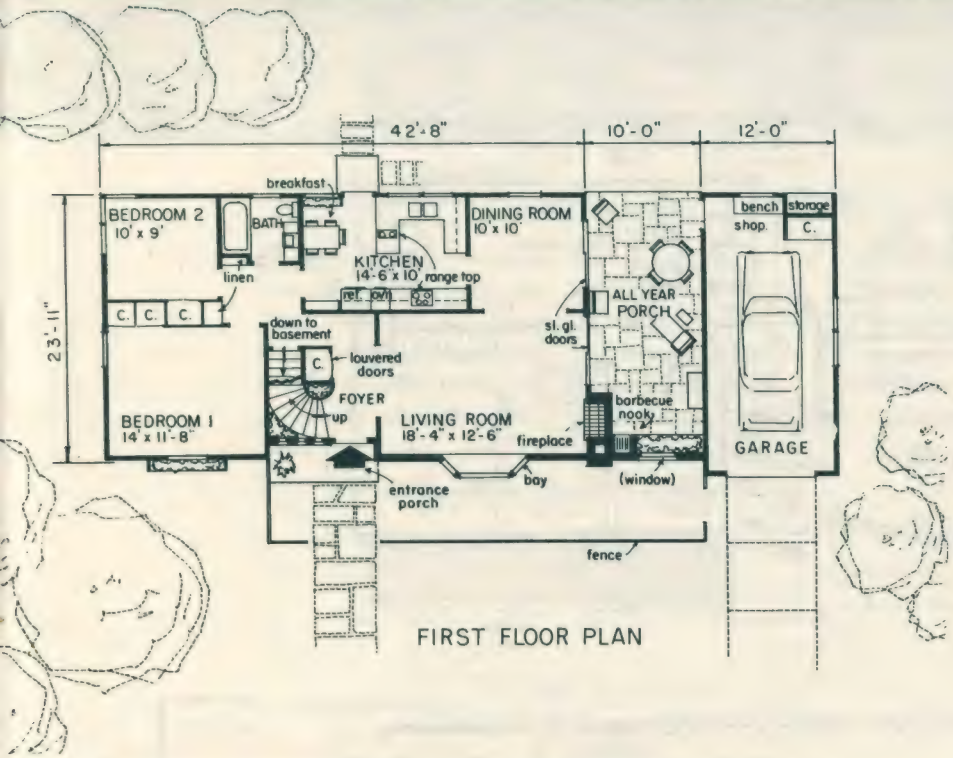


LIVING & FAMILY ROOM LEVELS



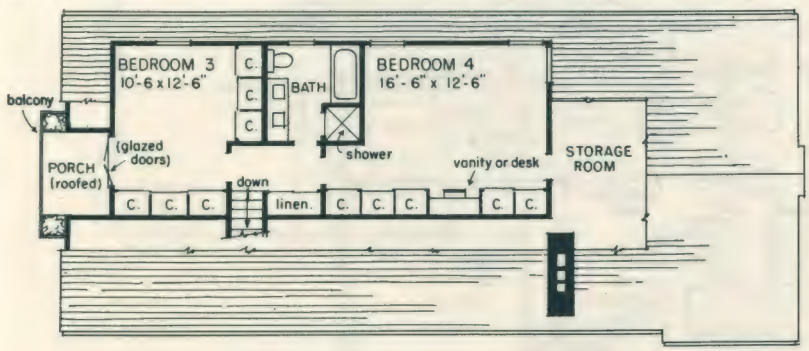
LIVING & SLEEPING LEVELS

PLAN P-560—area, 1,374 sq. ft. in living and sleeping levels. Extra-special plan for families with lively youngsters. Family room level, with lavatory, coat closet, storage for bikes and wagons, and play space, takes care of practically all their needs and spares the rest of the house. Mother in the kitchen can keep in touch with activities in the play yard, just outside, or the family room, just four steps down. Upstairs, three big bedrooms, huge closets for toys and miscellany as well as clothes, and a bathroom with dual lavatories and separate tub to ease the early morning traffic jam.

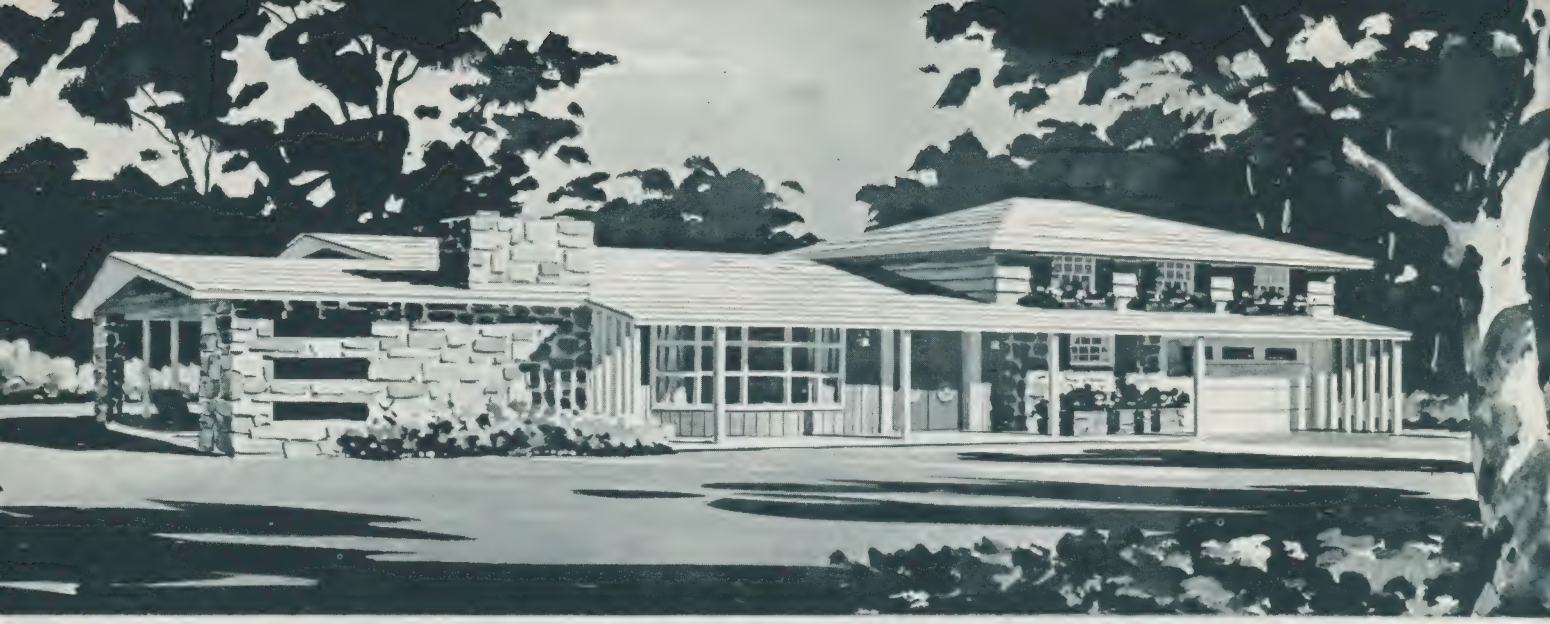


FIRST FLOOR PLAN

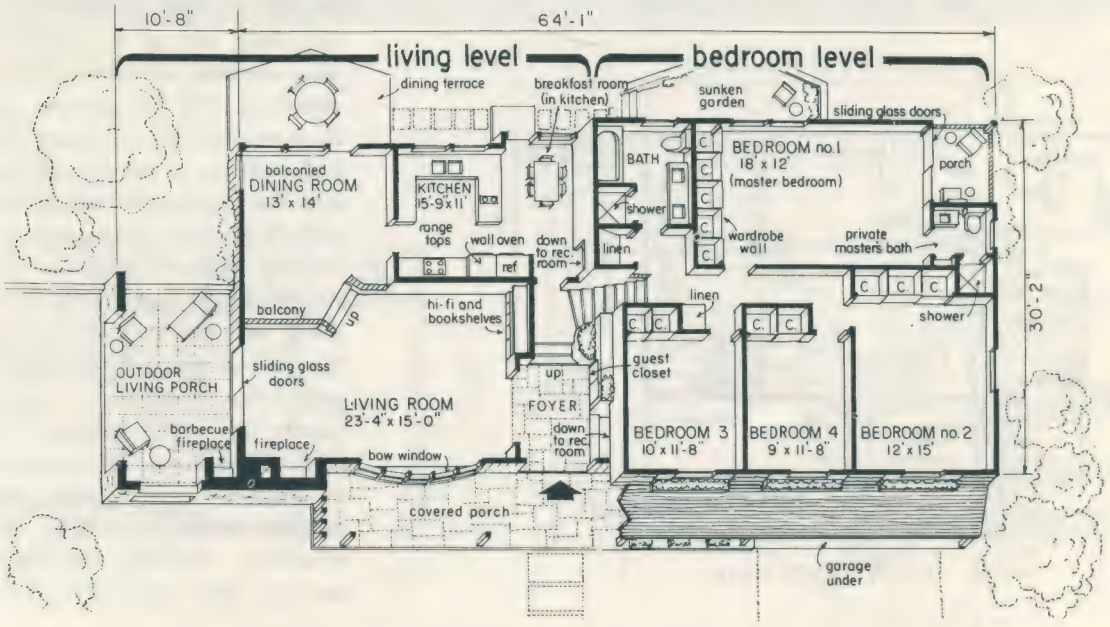
PLAN P-743 — House area 997 sq. ft., first floor, 585 sq. ft. second floor. Maximum economy of initial construction is permitted by this imaginative plan. Second floor may be left unfinished until additional bedrooms are required; and, for even lower cost, the garage and all-year porch may be left off at first. Adding them later will in no way require altering the basic structure. An interesting highlight is the second floor porch and balcony, serving one bedroom. Big storage space is provided at the other end of the second floor — with tremendous closets in each bedroom. Combination kitchen and breakfast area provides plenty of elbow room. Curved stairway and planters make the foyer different and attractive. Chimney, bay window, window box are other eye-catching features.

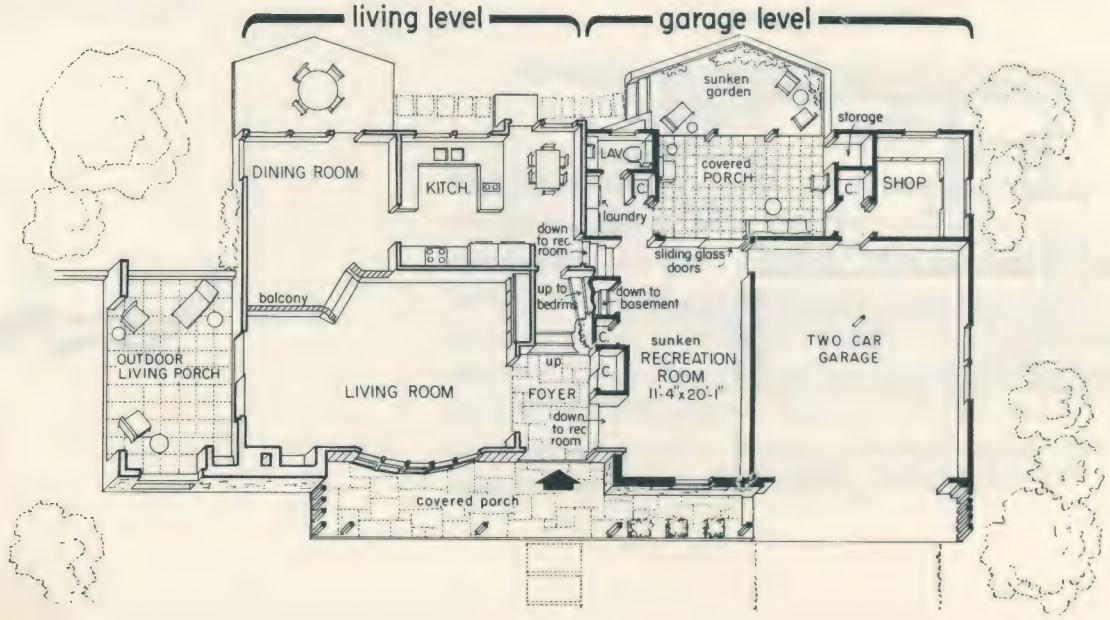


FUTURE SECOND FLOOR PLAN

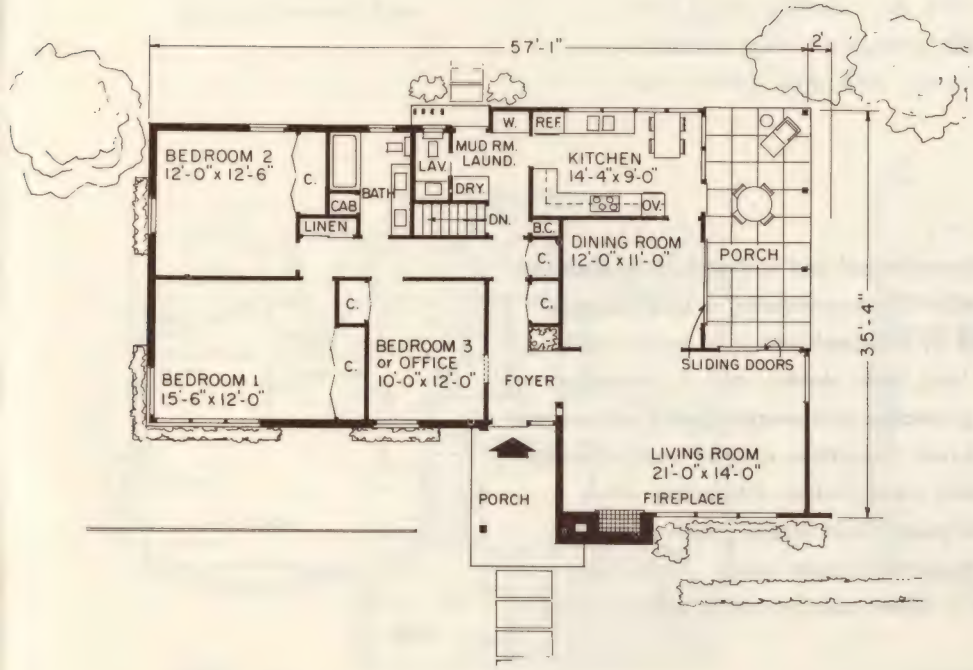


PLAN P-727 — House area 1,805 sq. ft. (living and bedroom levels). Rugged and handsome on the outside, dramatically different on the inside — that's the story of this five-level, eight-room house. Foyer is slightly above grade, with living room on same level; recreation room is down two steps; kitchen-dining room area up three steps, and bedrooms are over recreation room level. Dining room gives a balcony effect, overlooking the living room. Recessed porch and sunken garden give unusual interest to the recreation area. Master bedroom is enormous, has a wardrobe wall, private bath and private porch. Hall bath is designed for multiple use.

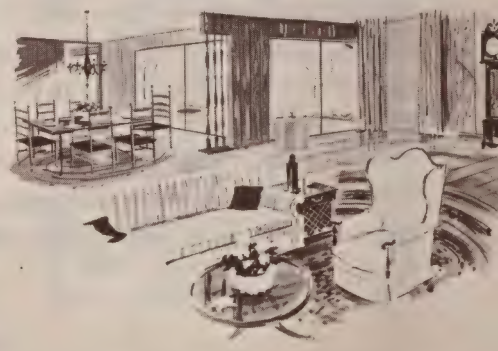


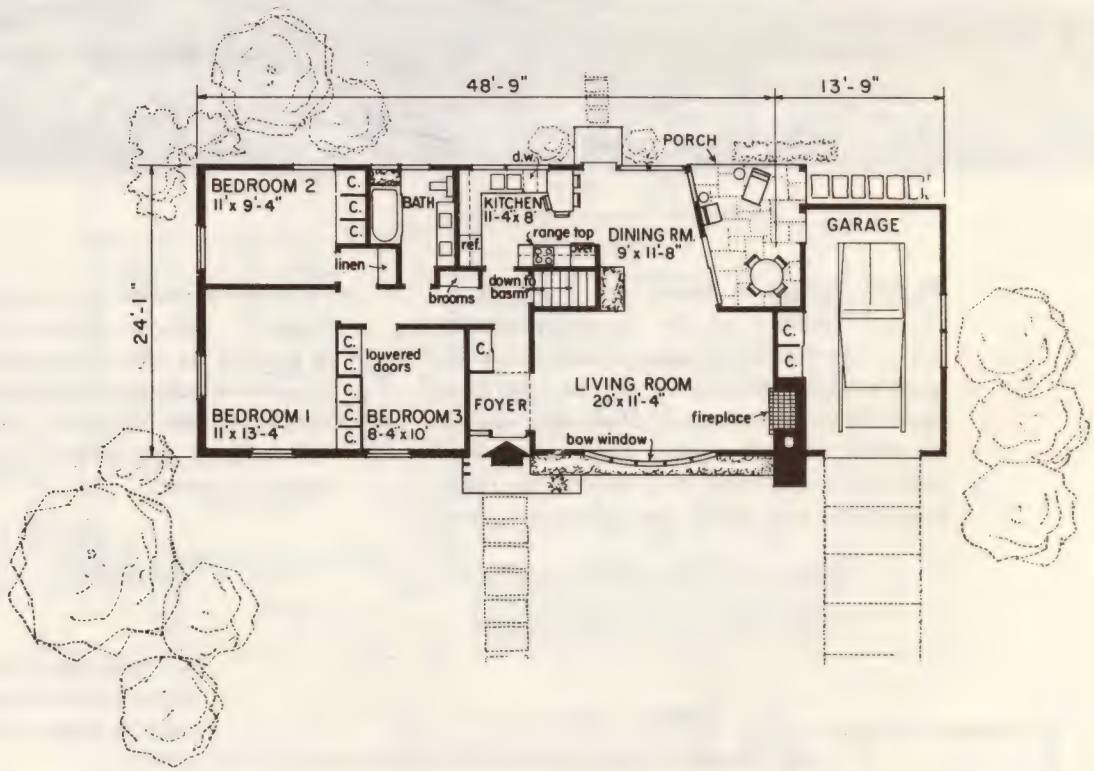


PLAN P-765 — House area 1,540 sq. ft. Unusual location of the forward-projecting living room in this one-story home allows for glass areas on three sides and sets the room apart for quiet seclusion. Sheltered porch is accessible through sliding glass doors from both the living room and the dining room. Long brick wall along the front porch from the chimney creates an imposing approach to the entry. Bedroom adjacent to the foyer can be used as an office if desired. Roomy service area includes laundry, lavatory and handy stairway to the basement. Kitchen is large, well-designed for efficient preparation and serving of meals.

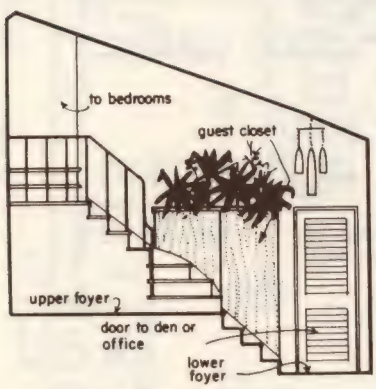


Architects sketch below shows the living and dining room furnished in Early American; covered porch is seen through glass doors.



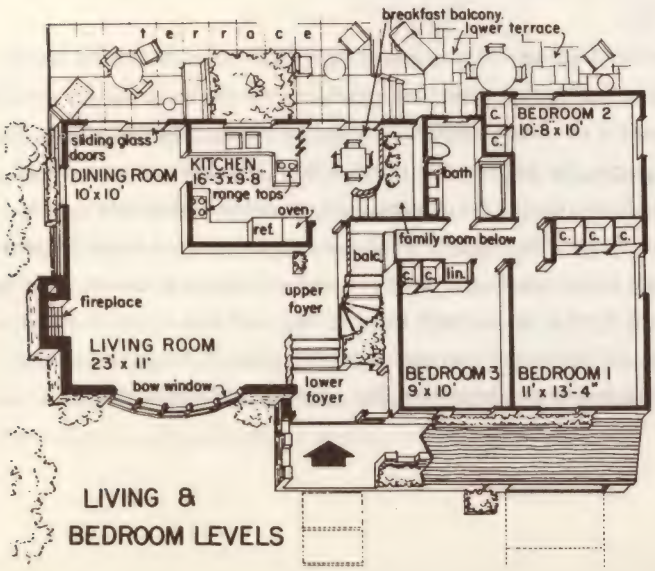


PLAN P-654—House area 1093 sq. ft. An economical and desirable three bedroom home with a wealth of extra features is offered to those considering a small compact residence. Exterior design interest is provided by the combination of brick veneer and vertical boards, gracious bow window, long brick planter, and a projecting chimney. Front entrance is under a weather protective roof overhang and has a glass side light for a sunlit foyer. Covered porch in rear has unique splayed wall adjoining dining room which is both a guest conversation piece and an interesting living feature. Bedrooms are zoned for privacy and quiet. Twin lavatory bath is expertly located to serve bedoroms and balance of house with equal ease. Log-burning fireplace in the living room and a multitude of closets are two other features not to be overlooked.

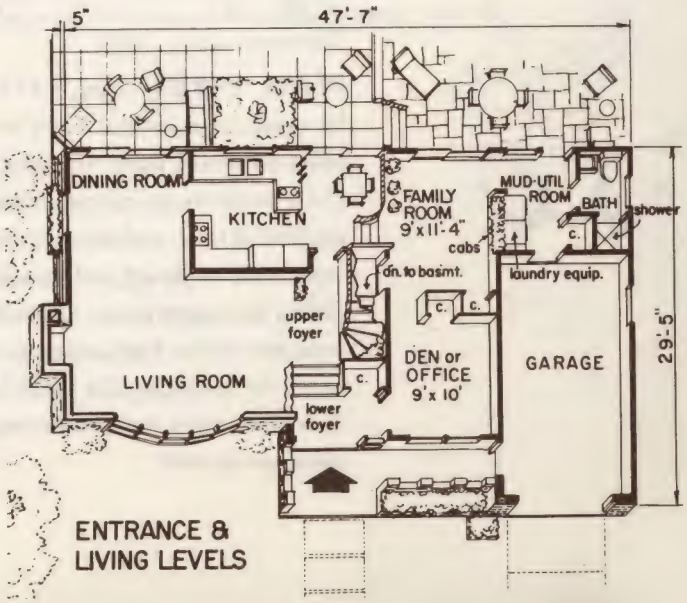


section at entrance foyer

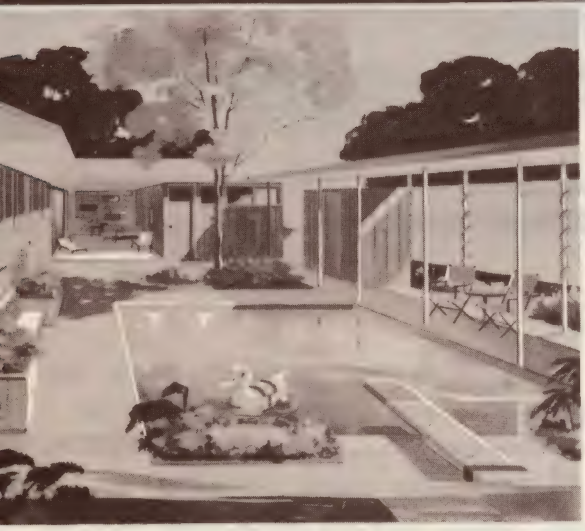
PLAN P-677 — House area 1146 sq. ft. on living and bedroom levels. This attractive, homey split level residence is the result of national statistics of the living requirements of the average home owner throughout the nation . . . within its modest size is packed the most livability possible in any home of comparable size. Beyond the usual sleeping, living and service areas, this home offers a bonus space under the bedroom level. It gives the happy homeowner a family room, den or office mud-utility room, bath and attached garage. Features such as the curved staircase and balcony as shown in the drawing at left and the balconied breakfast area add interest to living and provides conversation items for visitors. Outdoor living stretches across entire rear and direct access possible from dining room, kitchen and family room. The front entrance is given exceptional design interest by use of pierced masonry walls and covered walk from garage to house.



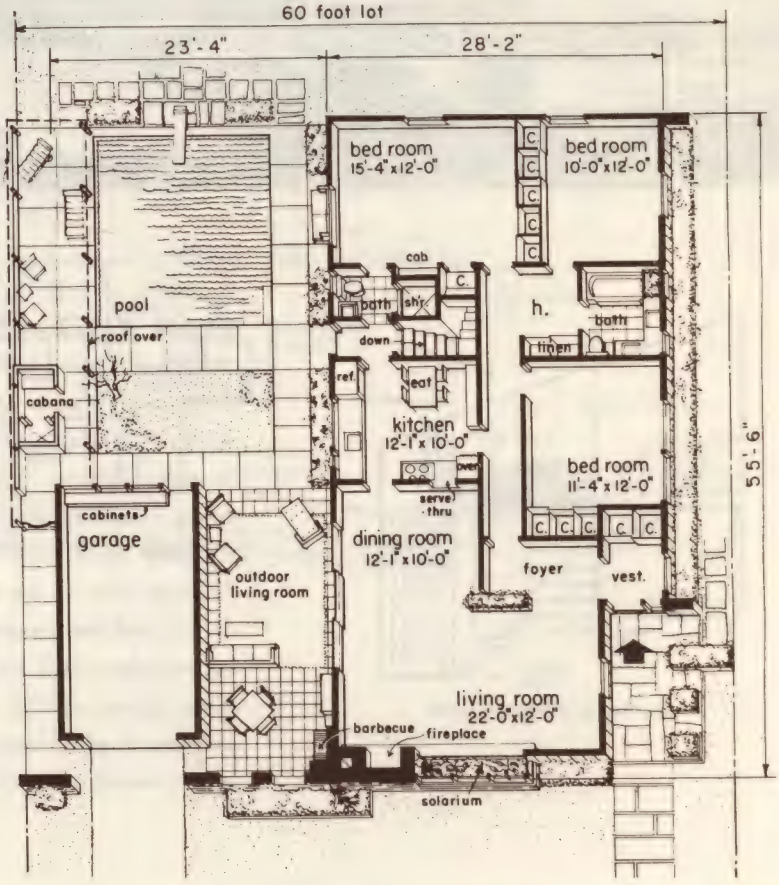
LIVING & BEDROOM LEVELS



ENTRANCE & LIVING LEVELS

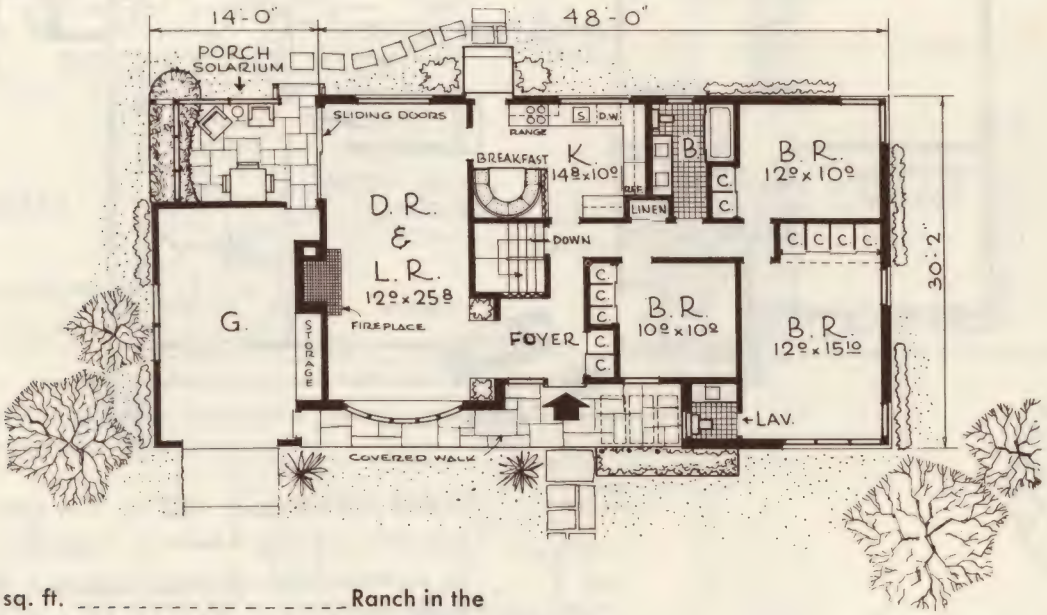


LOOKING ACROSS the pool you see outdoor living room and garage in background. Whether or not you want a pool, this arrangement gives you space and privacy for any activity.

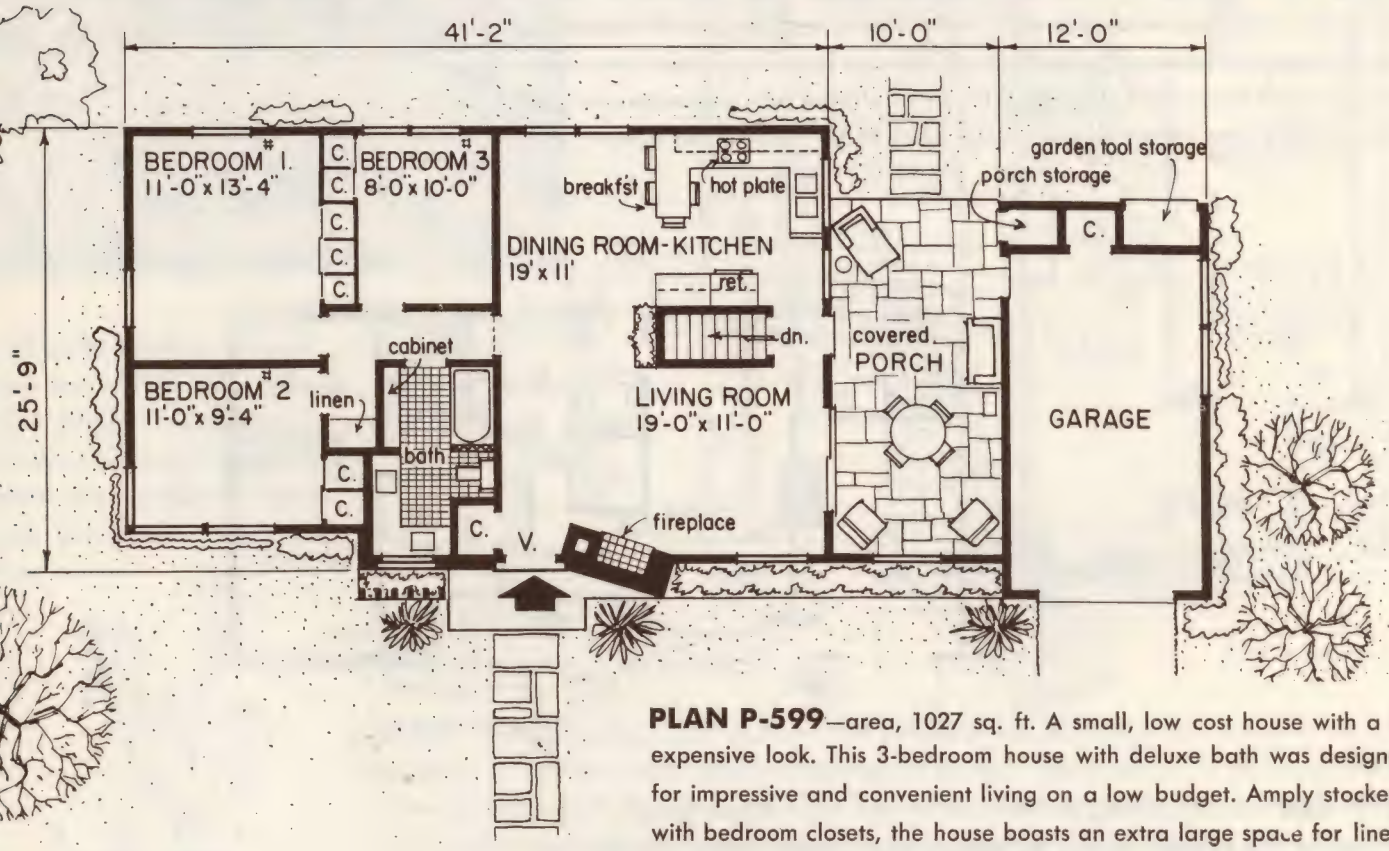


PLAN P-563—area, 1,424 sq. ft. without garage or porches. A real find—an outstanding narrow-lot ranch, plus outdoor living carefully planned for privacy, and provisions for the increasingly popular home swimming pool. All-frame house uses a minimum amount of masonry with impressive effect. Outer walls are an almost unbroken rectangle, for economical construction. The difficult problem of circulation in an end-on ranch was solved to perfection by a recessed front entrance leading into a completely enclosed vestibule and central foyer. Dining and living make up a spacious L-shaped area; sliding glass doors lead out to the outdoor living room on one side; handsome glass-enclosed planting area sets off the fireplace on the front wall. Kitchen is centrally located and well laid out, with good space for serving meals. Three bedrooms, all far better than minimum size, have three closets apiece. One bath serves two bedrooms; the second serves one bedroom, the kitchen, and takes care of swimmers as well.

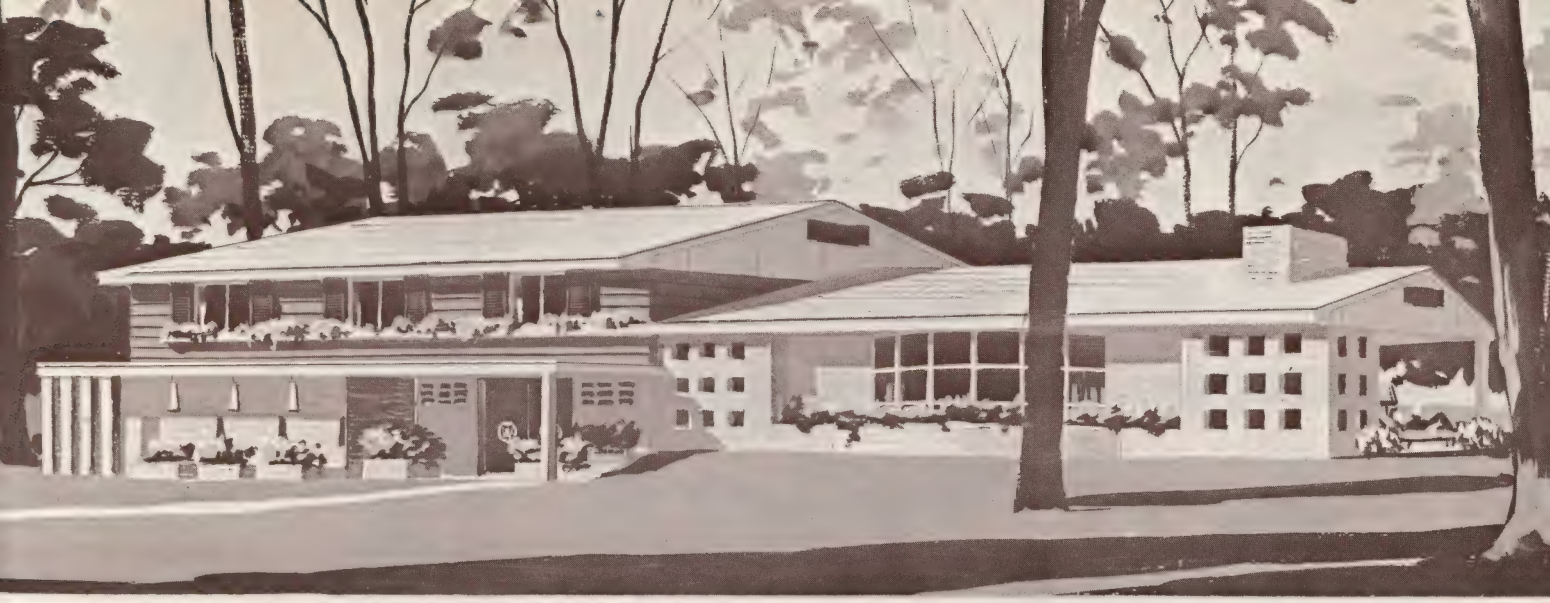
Sparkling exterior styling will be attractive in brick, as shown, or in any other material you may prefer. Unbroken rectangular outline of house and garage permits economical construction; hip roof overhangs to shelter front entrance and a walkaway from the garage. Small area of open roof framing at the front entrance is an inexpensive device to add interest to the front elevation. Low planter helps tie the house to the ground.



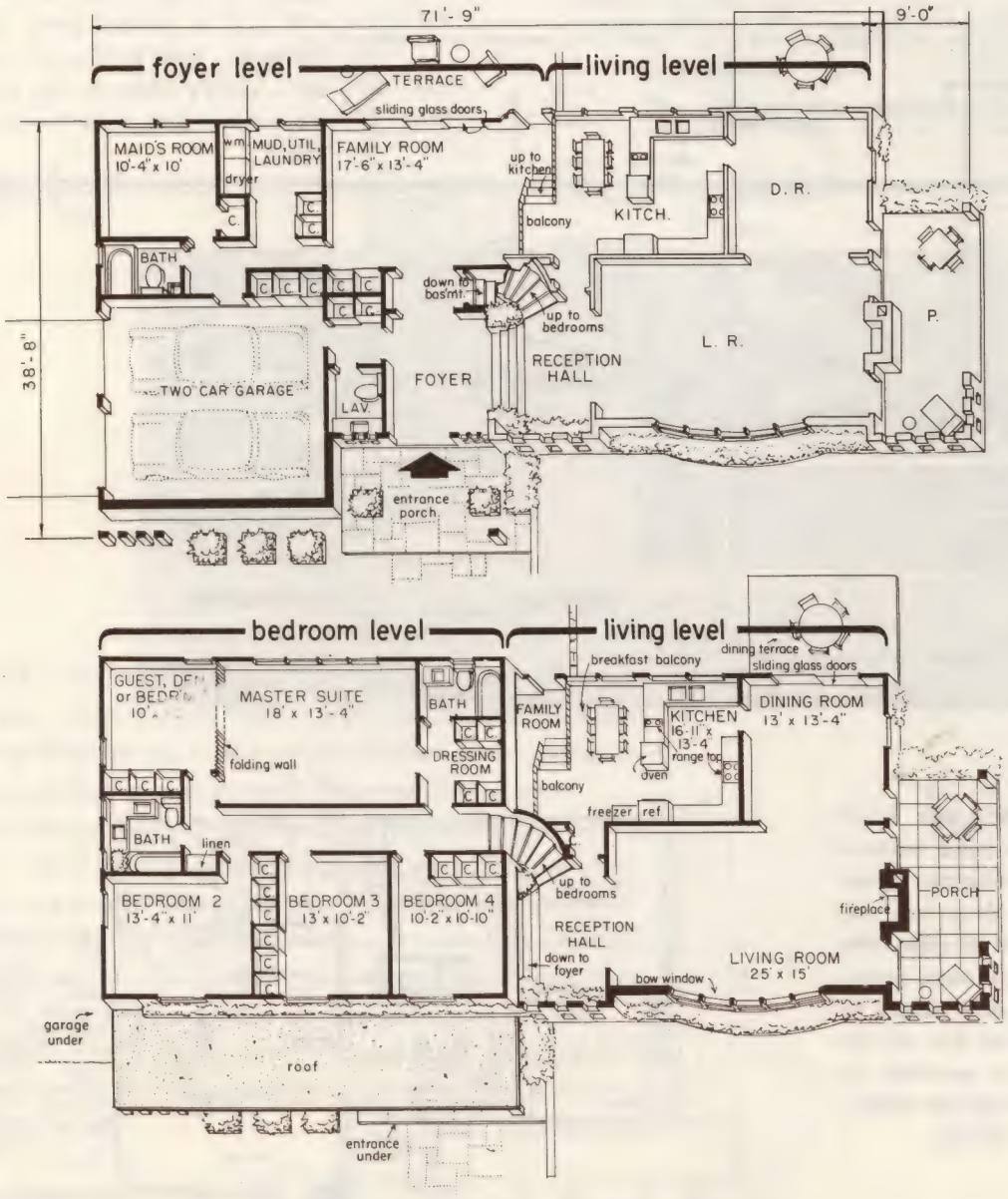
PLAN P-537—area, 1,329 sq. ft. _____Ranch in the small-to-medium size bracket, with all the features most families want—sheltered front entrance, central foyer for good circulation, fireplace and bow window in the living room, big kitchen with space to serve family meals. Kitchen is convenient to both front and back doors; equipment is arranged in an efficient U with one short arm; there is plenty of work surface and storage cabinets. Living-dining area gains spaciousness from completely open planning; a glazed porch adds more space for year-round living and entertainment. Bedrooms are good-sized by today's standards and all have highly adequate closet space.

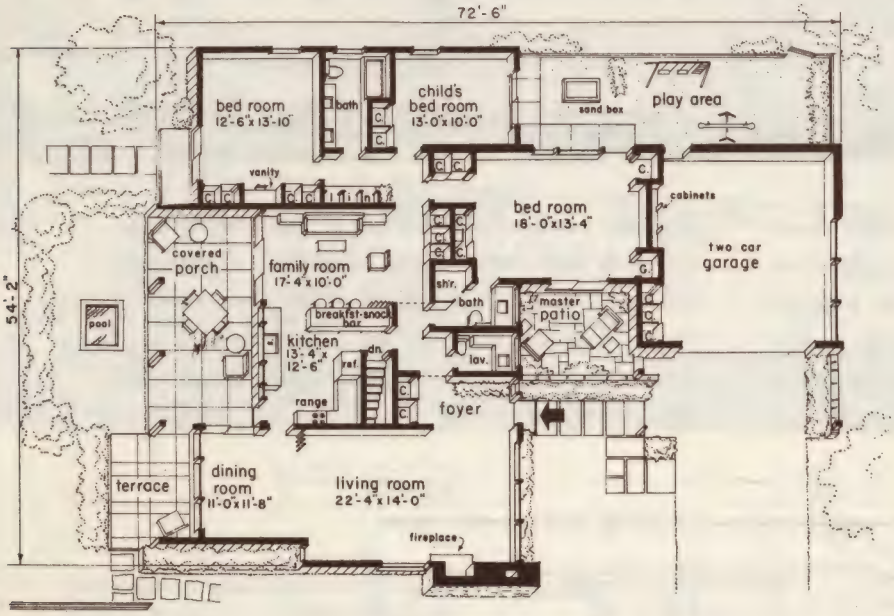


PLAN P-599—area, 1027 sq. ft. A small, low cost house with a large expensive look. This 3-bedroom house with deluxe bath was designed for impressive and convenient living on a low budget. Amply stocked with bedroom closets, the house boasts an extra large space for linen storage, generous cabinet space for bathroom essentials, plus three different kinds of storage space at rear of garage. Indoor-outdoor living is a feature of this design whereby these two areas are separated only by aluminum framed glass sliding doors between living room and covered porch. Meals from kitchen to outdoor living are conveniently served through the kitchen door. The handsome exterior consists of low cost vertical boards, an impressive brick chimney, and wood vertical louvers.

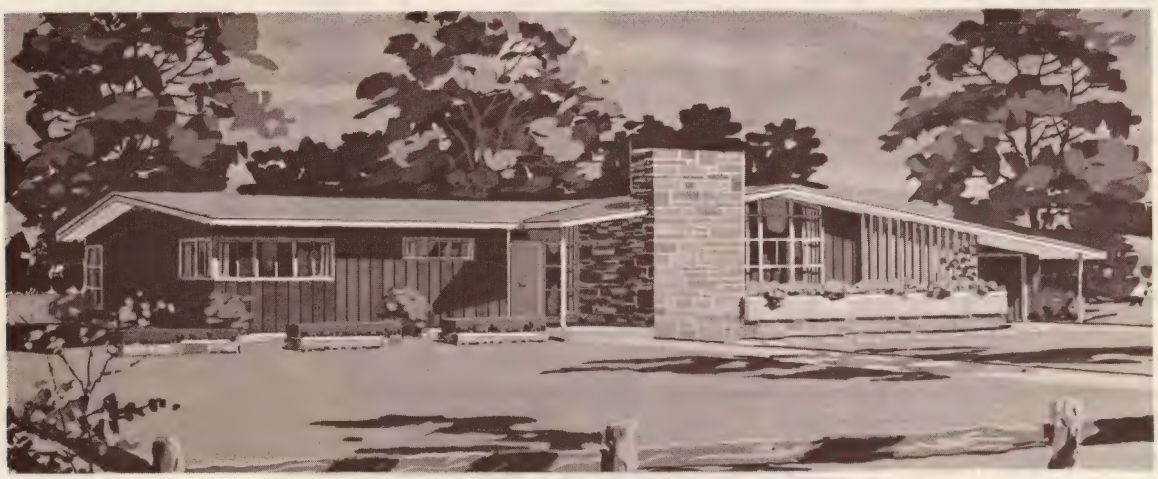


PLAN P-700—Area of living and bedroom levels 2239 sq. ft. an architectural fulfillment of comfortable, spacious living is provided in this multi-level home. Dramatic interest prevails throughout the entire design and the economy of good planning is an outstanding feature. The main entrance foyer is on the ground level for an intelligent control of traffic to all areas. The split level family room, breakfast balcony and kitchen is a 37 ft. combination of open space. Master bedroom suite contains a den, sleeping area, private dressing room and bath. 3½ baths provide the ultimate in service.

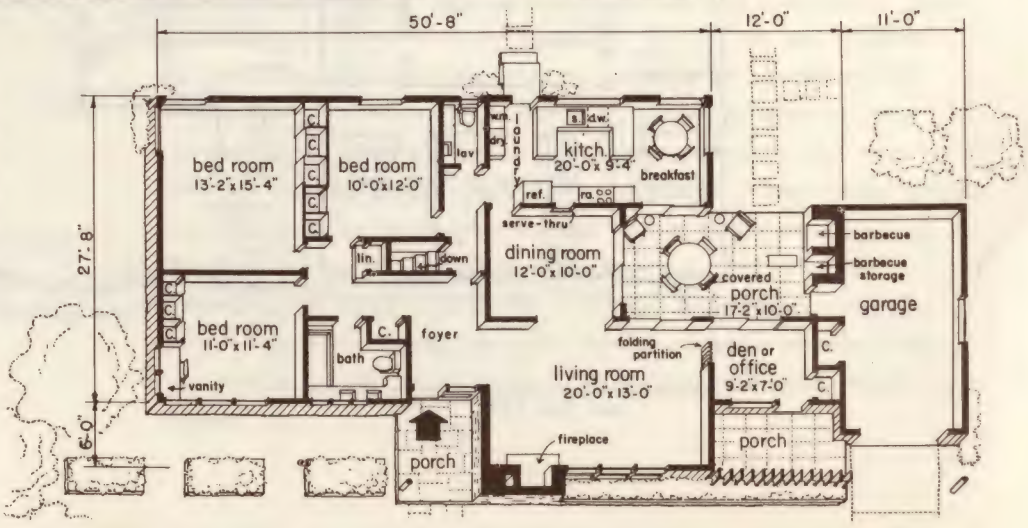


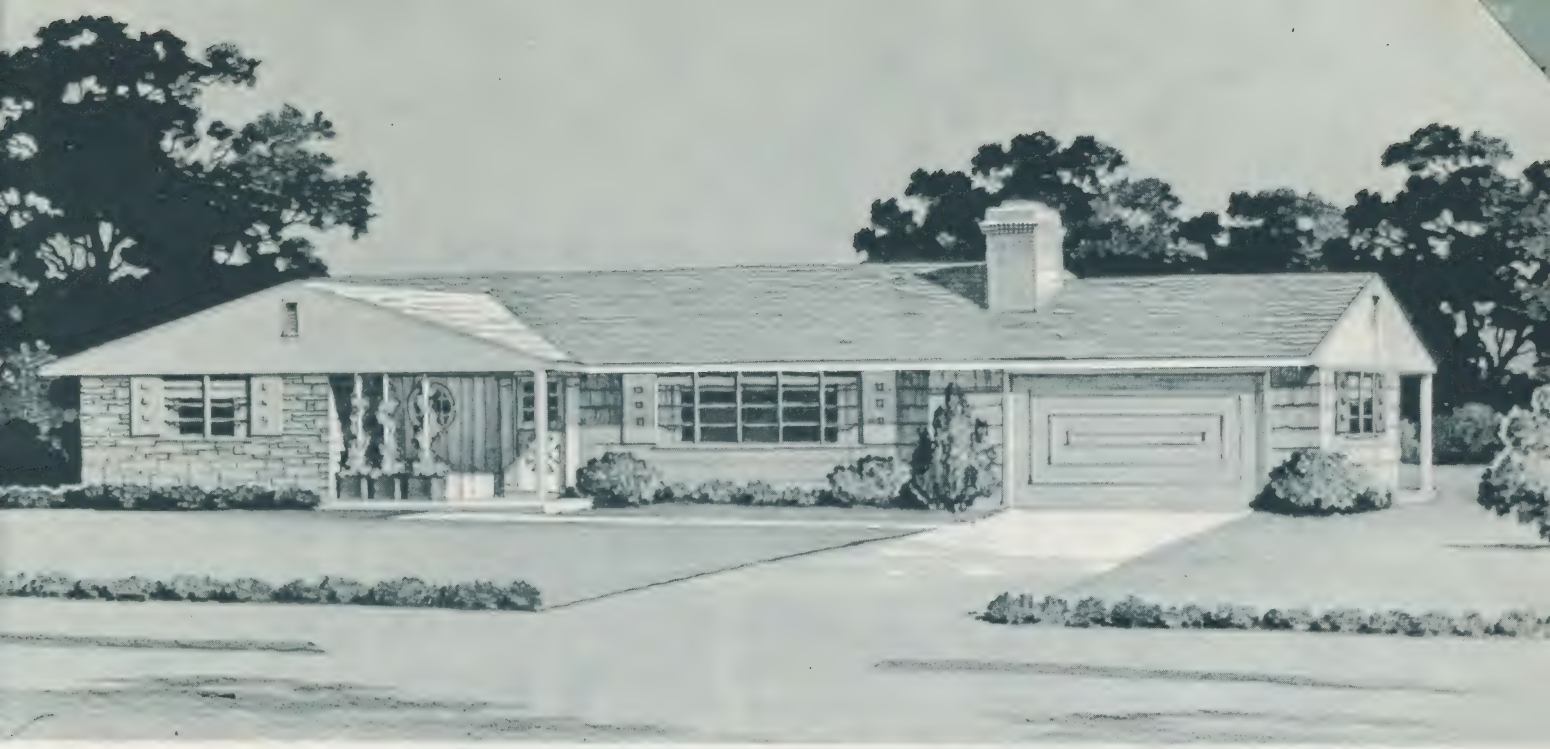


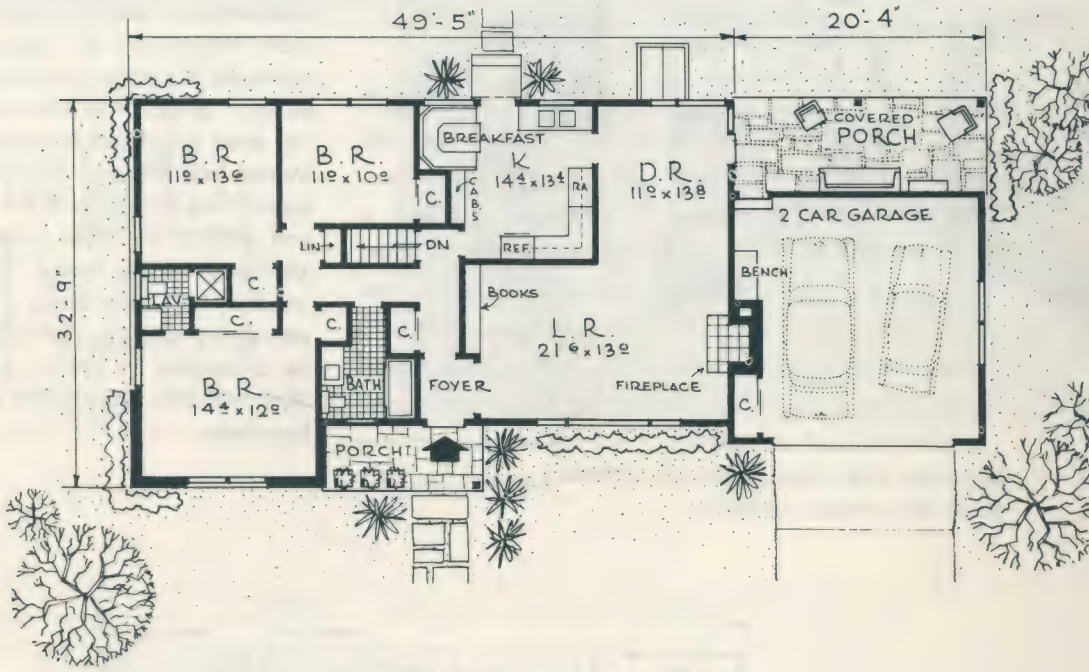
PLAN P-447 — House area 1,884 sq. ft. A big house in many respects, this design boasts many unusual features. Most impressive visually is the great stone "anchor" created by the fireplace wall at the front. Outdoor living possibilties are tremendous, with even a private patio off the master bedroom. Bath facilities are equally luxurious. Child's bedroom has direct access to the outdoor play area through sliding glass doors.



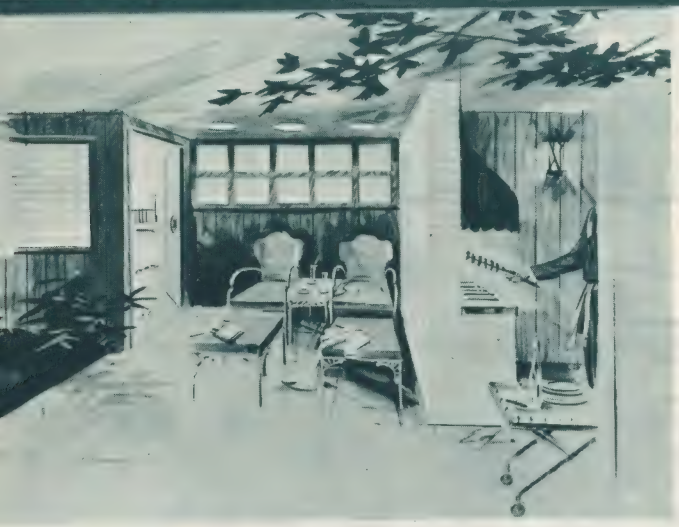
PLAN P-532 — House area 1,519 sq. ft. The Florida ranch home features large glass areas, a glamorous court-type covered porch set deep into the interior of the home, a den or office with private entrance from its own porch. Sliding glass doors offer ready access to the covered porch from all four of the rooms surrounding it. Its proximity to the kitchen — and its convenient barbecue — facilitate outdoor dining.





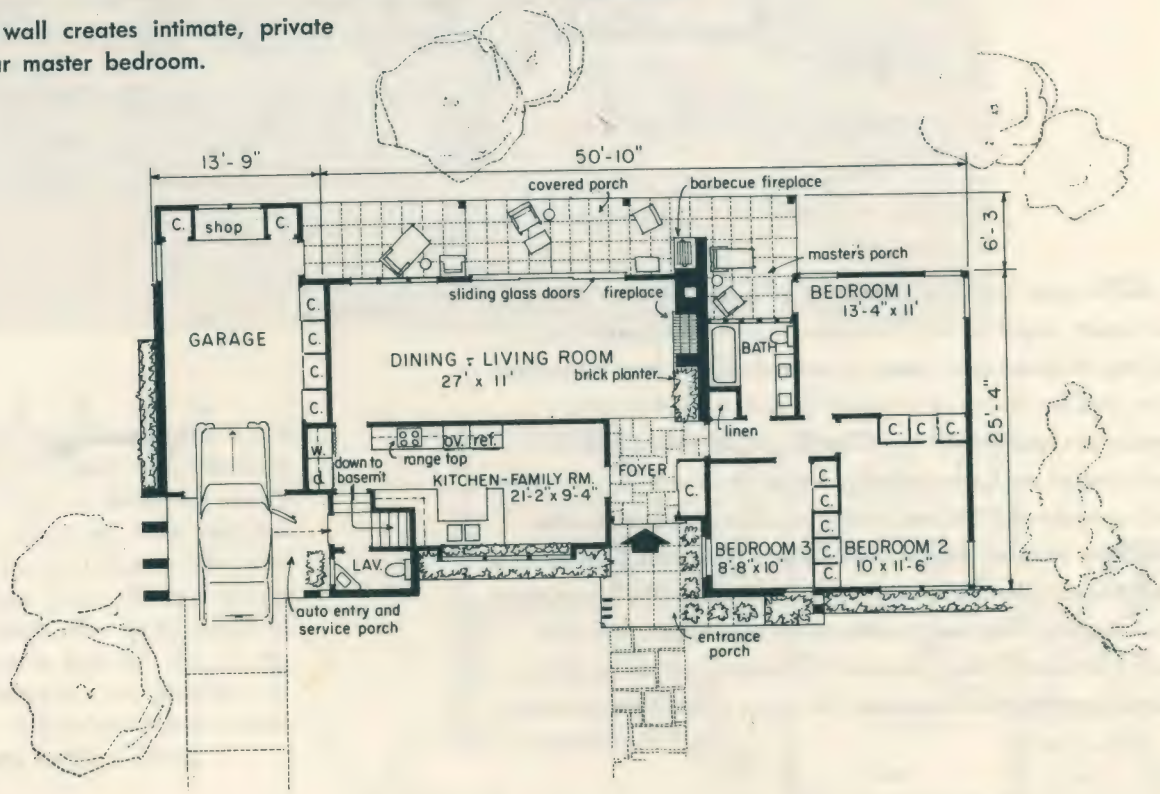


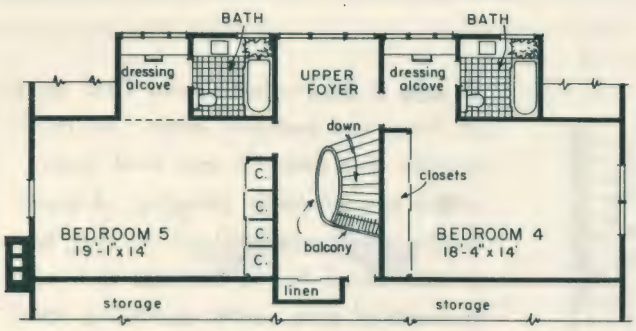
PLAN P-531—area, 1,426 sq. ft. without garage or porches. Good, medium-sized ranch, dignified and traditional in exterior appearance and interior planning. Fireplace and a bank of windows on the front distinguish the living room, and the dining ell is corner windowed. Kitchen has a generous amount of space for work and storage, along with a built-in breakfast nook. Main bath is strategically located to serve living room and kitchen as well as bedrooms. Second bath has a shower, is arranged to permit another door opening into second bedroom if desired. Central foyer and hall give the usual splendid circulation to every part of the house. Rear porch provides outdoor living and doubles as covered access way from garage. Interior entrance to the basement is located in the center of the house, so bulkhead entrance is added for direct access from outdoors.



PLAN P-737 — House area 1,174 sq. ft. Big house livability at a compact house cost . . . that's the attractive main feature of this home. Square footage is small for economy, but it looks much bigger than that. Overall length of 64'7" gives the exterior an impressive appearance. Sleeping area is isolated from the rest of the house for privacy. Master bedroom has its own special, secluded porch. The open living-dining room is a full 27' in length. One entire end wall of the room is brick, with a big fireplace and a planter providing luxury notes. The kitchen-family room is another big open area, and equipment is arranged in a step-saving pattern. Extra half-bath is located where it will be convenient to kitchen, basement, garage and outdoors. Sheltered auto entry porch provides direct access to kitchen, basement.

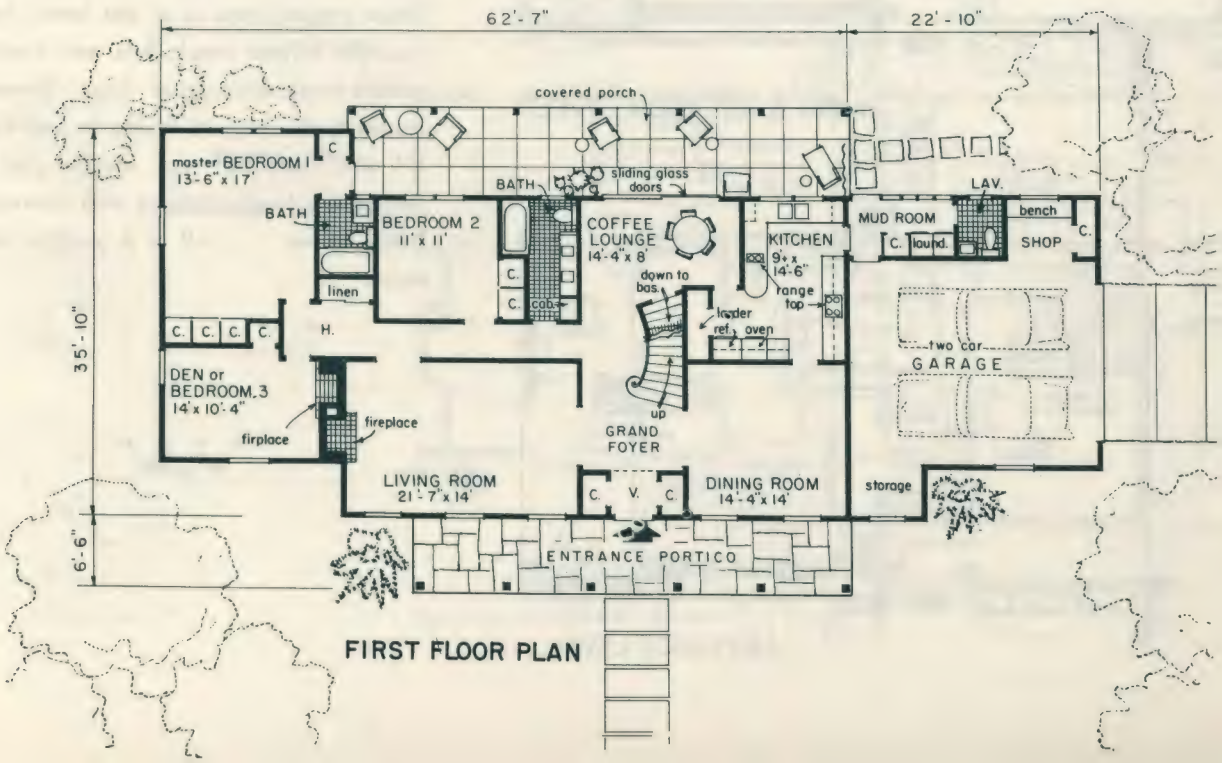
Barbecue wall creates intimate, private porch near master bedroom.



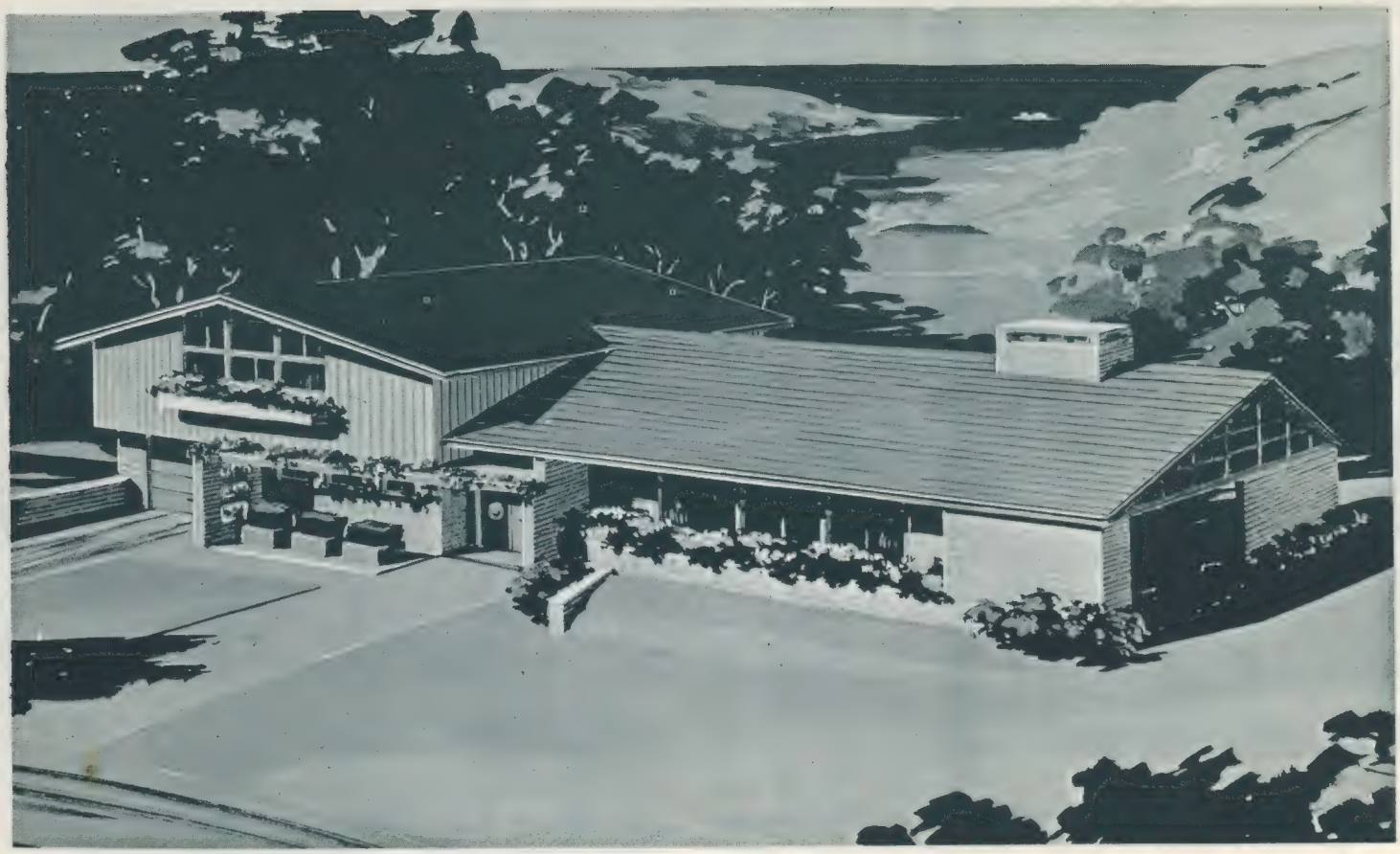


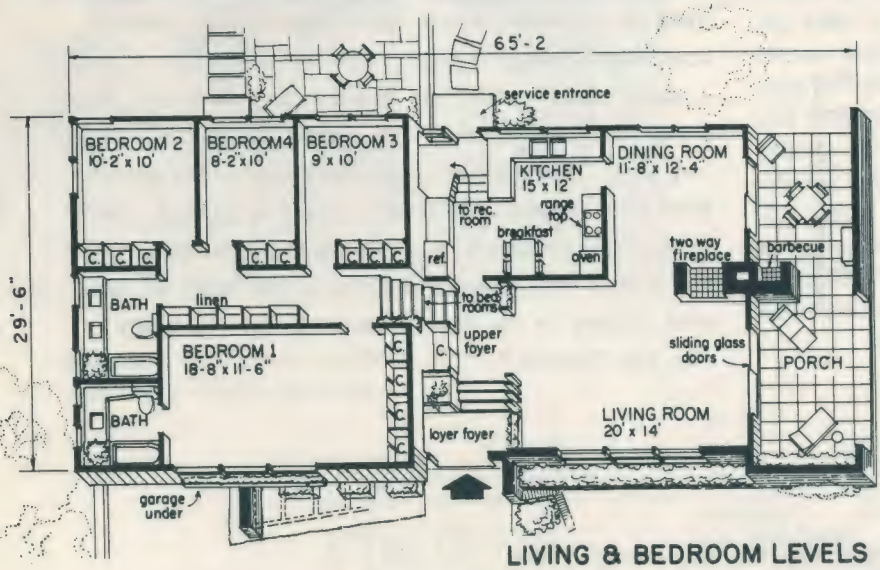
SECOND FLOOR PLAN

PLAN P-711—House Area 1973 sq. ft on the first floor, 1066 sq. ft on the second floor. Stately and serene, comfortable and charming. A luxury sized home with a deep south flavor. Five spacious bedrooms and 4½ baths offer regal comfort and privacy for a family of any size. The two bedrooms and baths on the second floor may be finished at a later date if so desired. Main interior design feature is the grand foyer which flows into a rear coffee lounge and the curved staircase with oval balcony at the top. A residence for the family who has "Arrived."

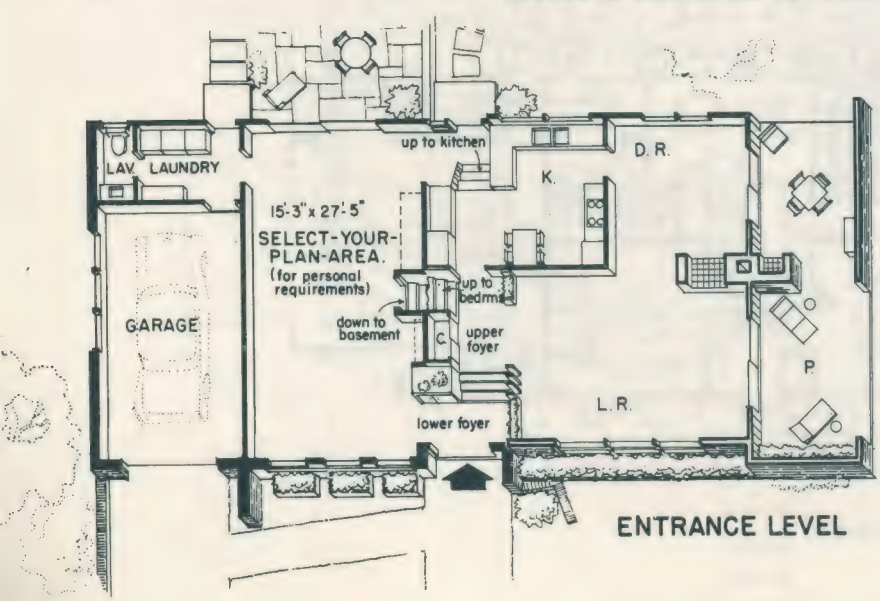


FIRST FLOOR PLAN





LIVING & BEDROOM LEVELS

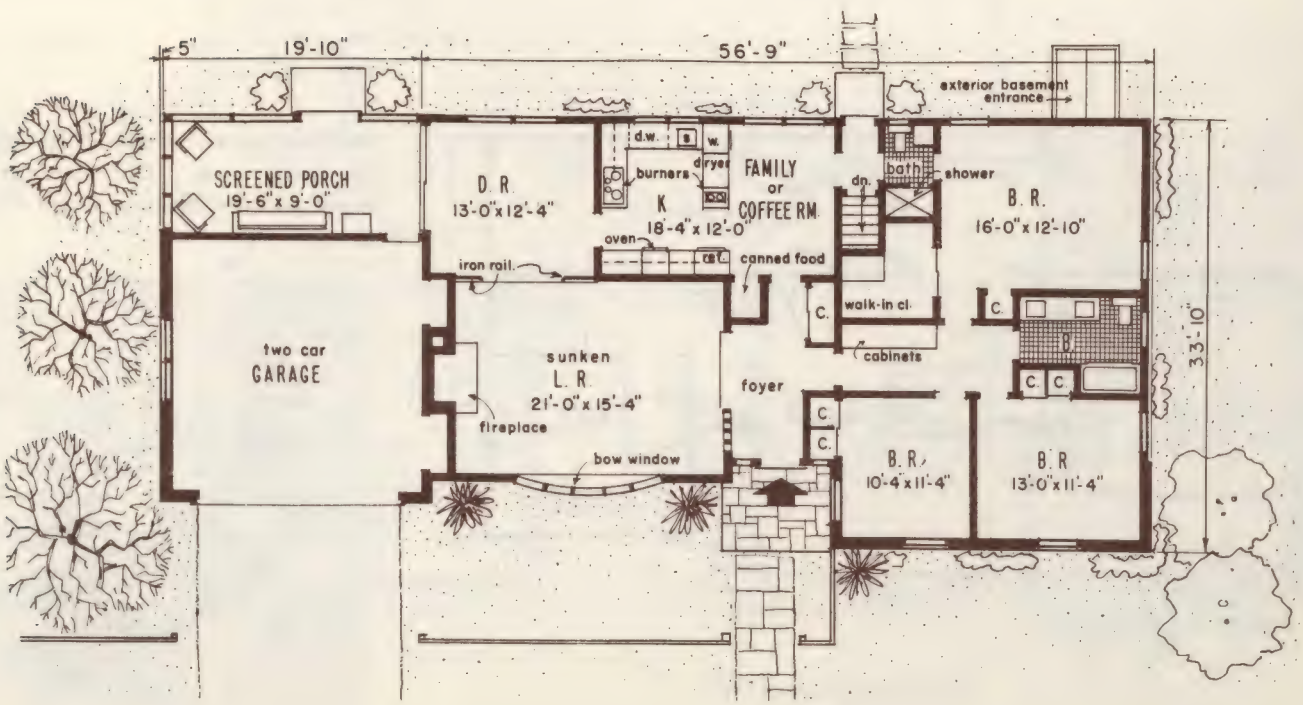


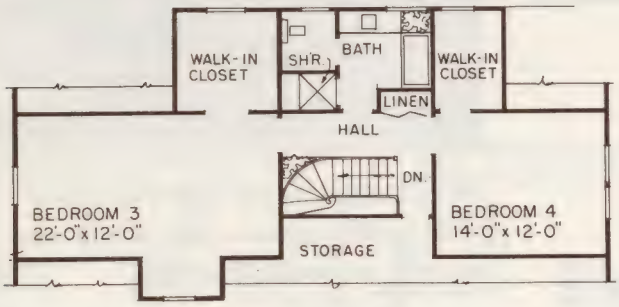
ENTRANCE LEVEL

PLAN P-663—House Area 1585 sq. ft. on living and bedroom levels. An impressive four bedroom split level home with a new wrinkle in planning. A grade level area of over 400 sq. ft. may be partitioned off for various uses such as: professional suite, rental apartment, family room and den or left as is for a large recreation room. Close association to kitchen makes serving easy to this area. Other unique features of this lovely home are: The private porch, two way fireplace, grade level and upper foyer, private master bath, splayed ceiling in bedroom #1 with cathedral type window and pretentious front entrance with flowered trellis above. . . . All in a medium sized home.

PLAN P-499—area, house, 1,725 sq. ft.; garage, 409; porch, 181. Good-sized ranch, fine facilities for easy work, enjoyable living, and both formal and informal entertainment. Unusually large and well-arranged kitchen; adjacent family room for informal meals and activities. Bedrooms are all above average size. Central bath has dual lavatory; second door permits master bath to serve family room and kitchen as well.

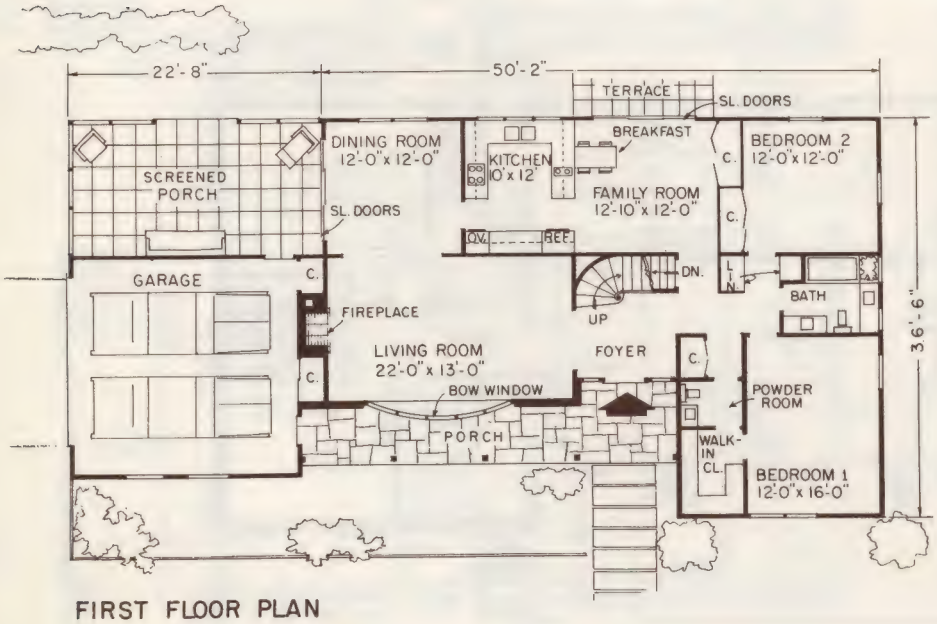
DINING ROOM, up one step from sunken living room, has sliding glass doors leading onto a secluded, screened rear porch





SECOND FLOOR EXPANSION

PLAN P-763 — House area 1,495 sq. ft. on first floor. Eight big rooms are available in this design even though overall dimensions are modest. Expansion 2nd floor gives additional 835 sq. ft. when needed — with two added bedrooms, walk-in closets and luxury bath. Covered front porch shelters entry, provides friendly early American charm. Foyer serves as traffic hub with direct access to all areas. Stairway is curved to add traditional decorative interest. Screened porch and separate terrace provide generously for outdoor living; both are reached through sliding glass doors. Garage has access to either porch.



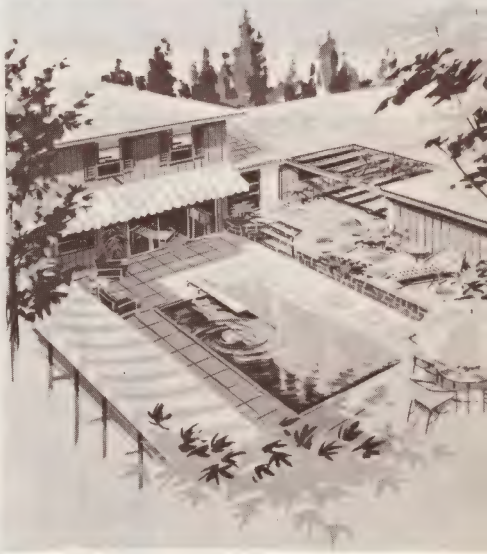
FIRST FLOOR PLAN

Drawing below is a view of the versatile family room. Kitchen is an integral part but effective design makes a subtle separation.

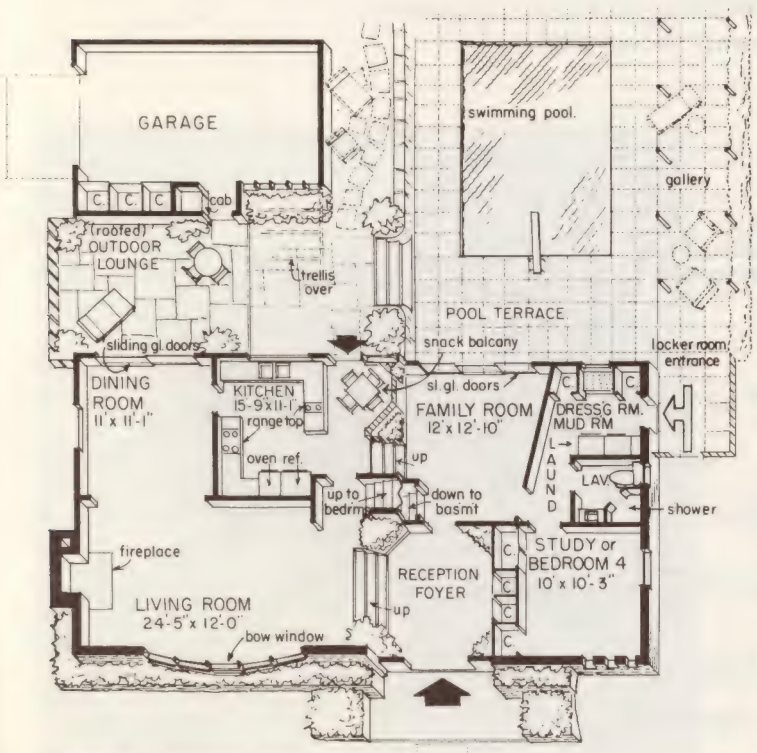
PLAN P-717—House area 1208 sq. ft. on living and bedroom levels. An unexcelled arrangement for the private pool enthusiast is offered by this distinctive split level home. The pool area could be lawn or terrace if the pool is not desired. Outstanding features of the house itself are: Hollywood type reception foyer, snack balcony in kitchen, glass walled family room and twin lavatory bath.

Snack balcony

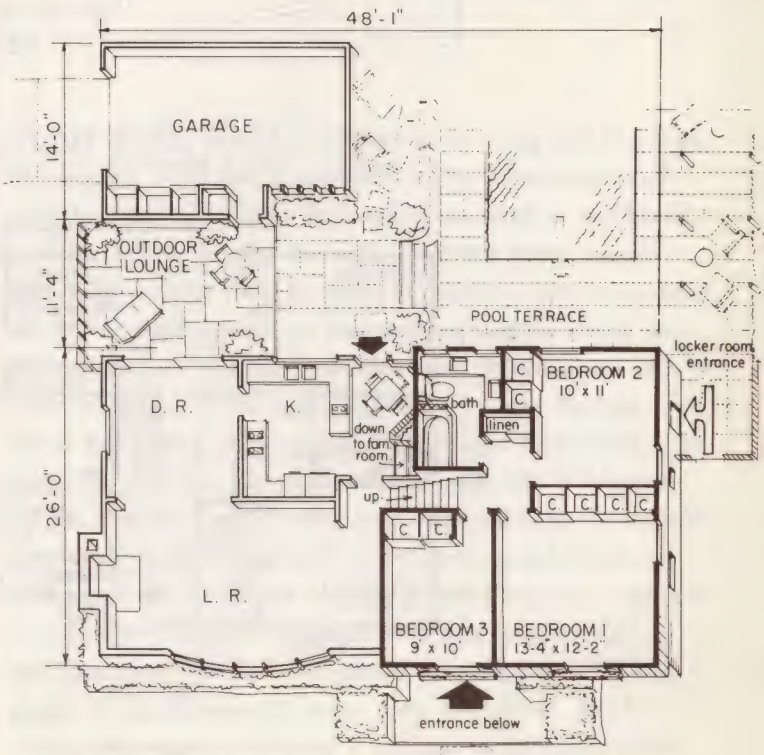
Outdoor Lounge



Private swimming pool

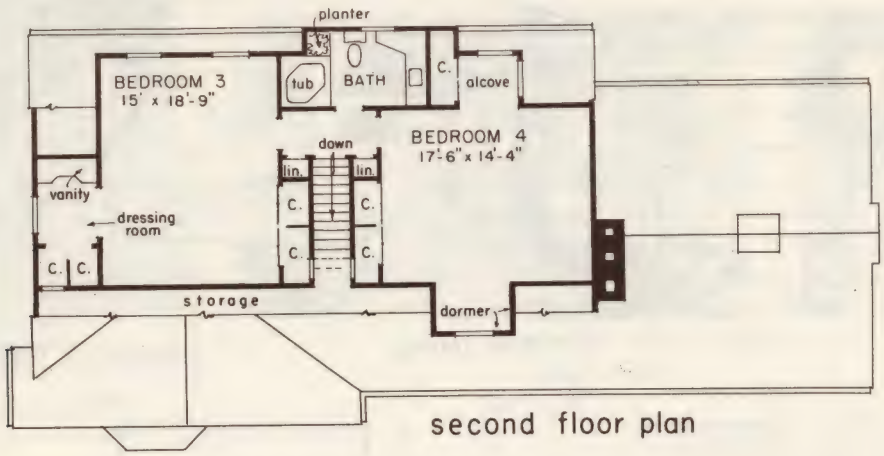


living and entrance levels

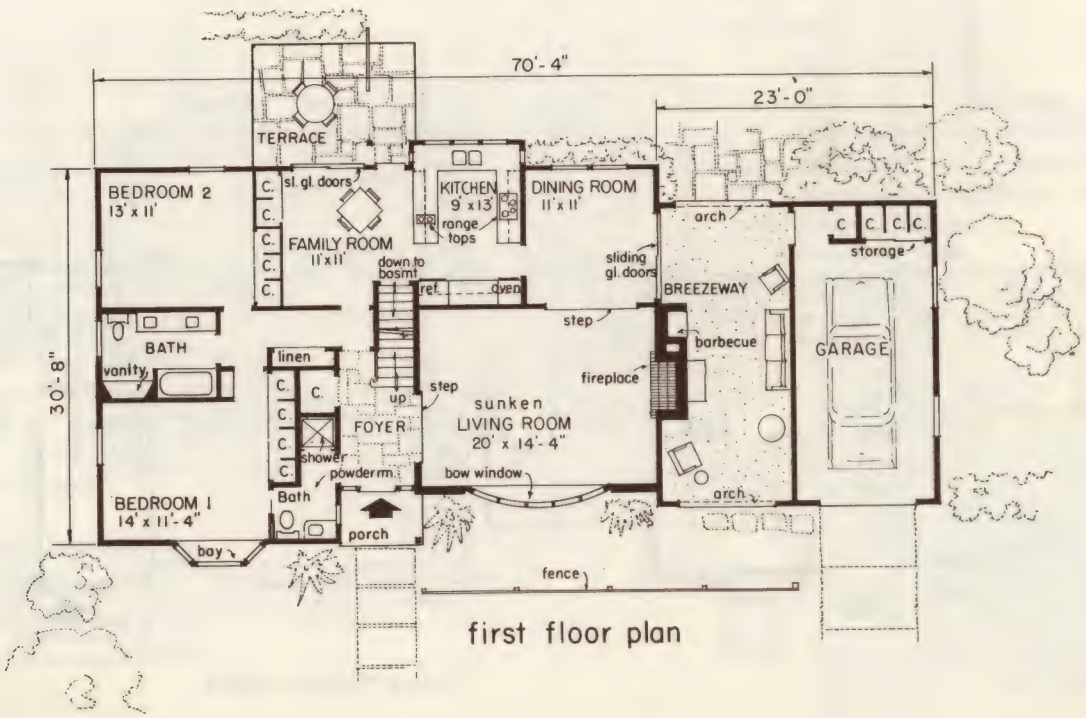


living and bedroom levels

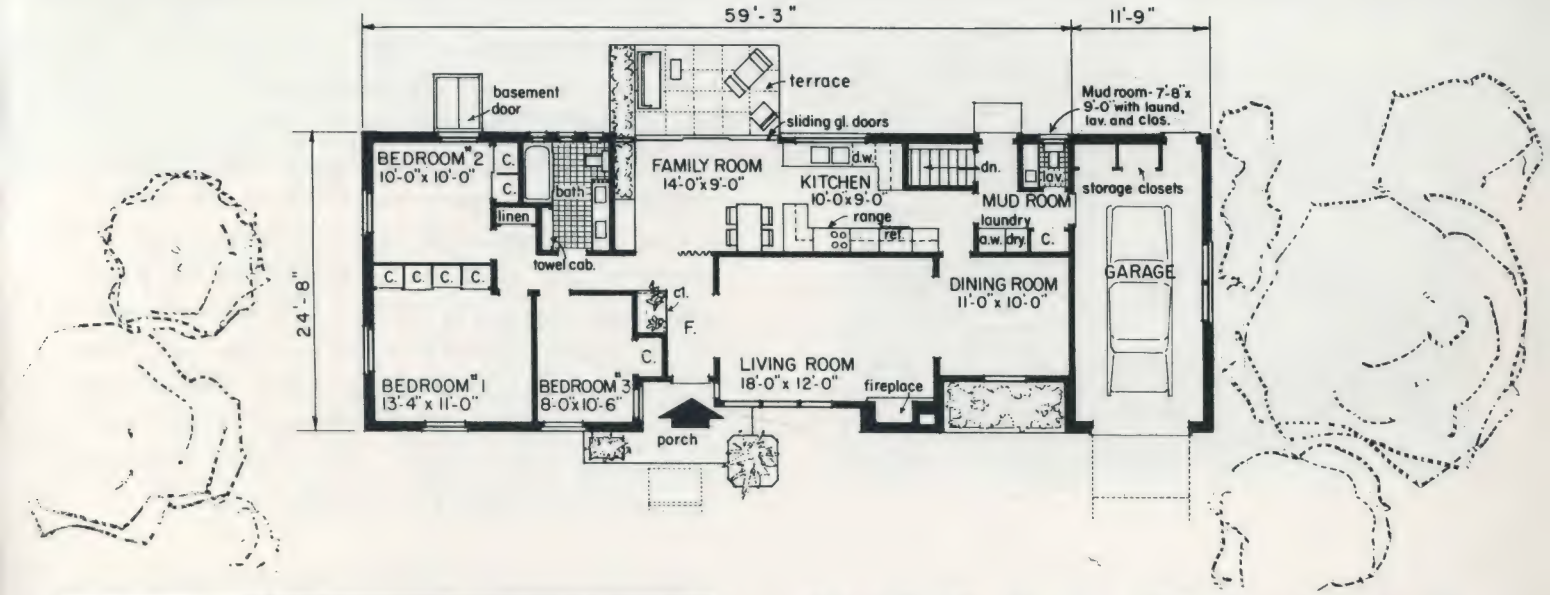
PLAN P-725—House area 1364 sq. ft. on first floor and 883 sq. ft. on second floor. This lovely New England Colonial home offers four large bedrooms, a full dining plus a family room, efficient "U" shaped kitchen and a gracious sunken living room. The arched opening breezeway provides a spacious, weather protected outdoor living area. Of particular interest is the slate floored foyer and the bath that doubles as a guest powder room.



second floor plan

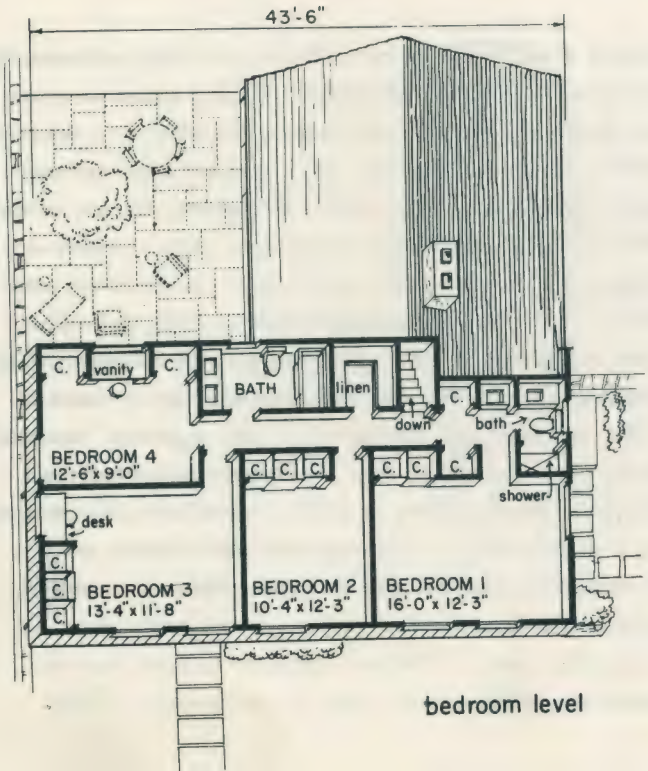


first floor plan

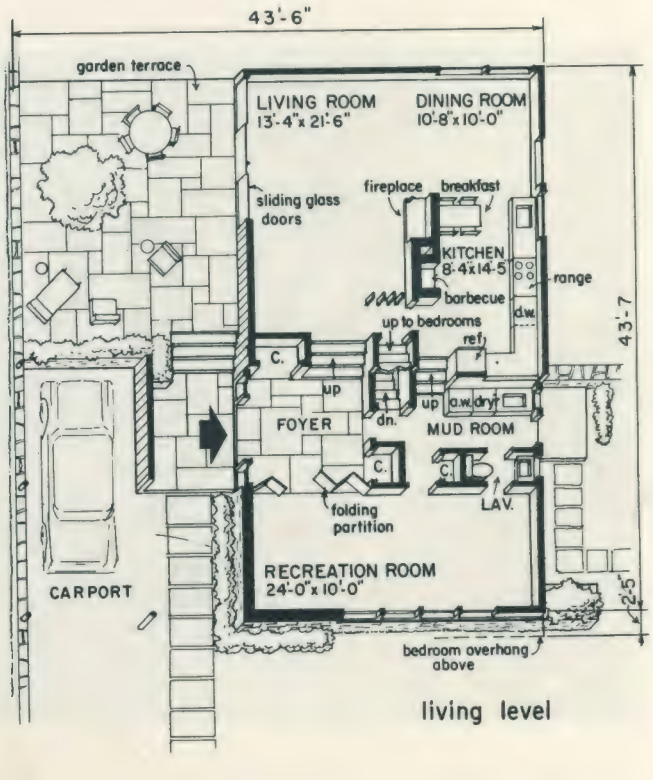


PLAN P-620—House area 1338 sq. ft. Long and impressive but actually small and economical — this 3 bedroom ranch was designed for length. By keeping the width to a minimum and the square footage low, this distinctive home portrays luxury far greater than its cost. In addition, the use of brick all around reduces exterior maintenance costs to satisfy any budget . . . an important consideration. Inside, every inch of room is utilized to the best advantage . . . note the lack of waste hall space. Service area (kitchen and mud room) is of particular interest. Careful planning went into it because of the important relationship to a well organized household. No longer is the blazed trail of children's soiled hand and foot prints, from outdoors to a far removed bath, the necessary evil it used to be. . . . The mud room and lavatory right at the rear door localizes that situation. Delivery or service traffic to the basement is direct from rear door. Food preparation center of kitchen is compact to save steps while combination kitchen-family room is a wide open 24 feet.

PLAN P-630—House area 1590 sq. ft. on living and bedroom levels. A new and unique approach to the split level design. The two ground levels run front to rear while the top level runs side to side creating a startling and attractive exterior appearance. Overhung bedroom level creates covered portico for front entrance and walk to rear garden terrace. Inside, the interest continues with a room-sized foyer. Painting at left show foyer and front entrance double doors as viewed from the recreation room. Floor is of luxurious and easily cleaned slate in concrete. Note large guest closet just inside front door. Upper level provides four large bedrooms and two baths. Built-in desk and vanity are suggested for bedroom #3 and #4.

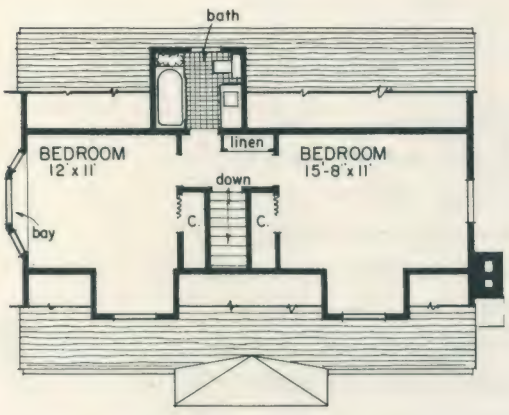


bedroom level

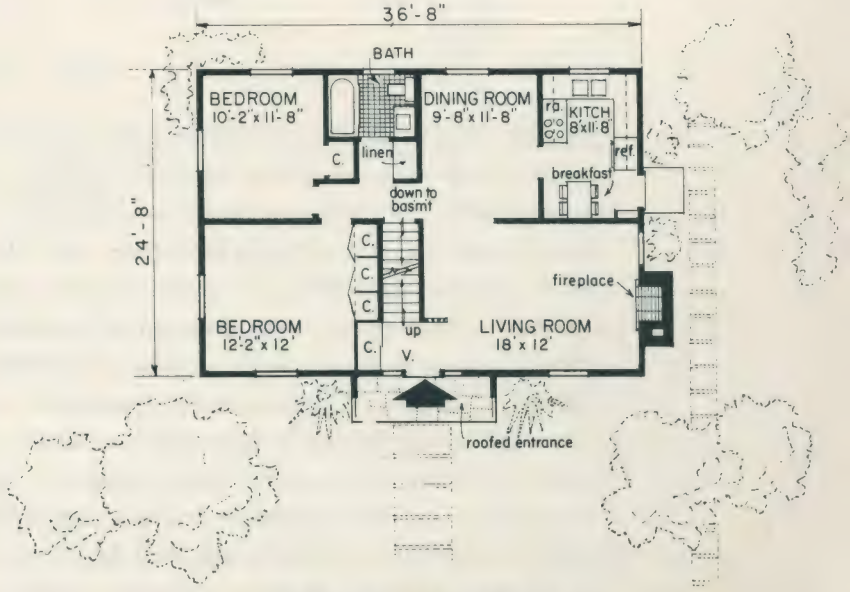


living level

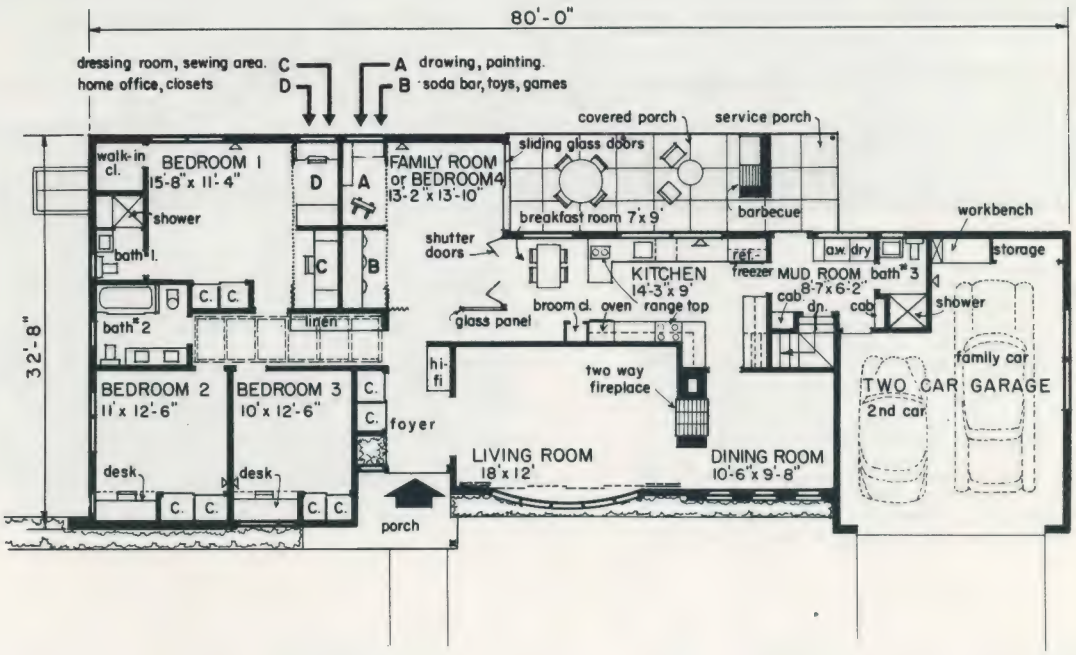
PLAN P-691—House area 905 sq. ft. on first floor and 504 sq. ft. in expansion attic. For economy in building a new home, the combination of the rectangular shape and a 1½ story type can't be excelled. With the second floor finished, this compact home can comfortably house a family of five to seven persons. Note the interesting bay window on the second floor. Large closets throughout, plus a full basement, puts an end to storage problems. The exterior is trim and interesting with the front entrance displaying the accentuated design importance it deserves. This home offers an economical and sound investment and will insure years of happiness for the family.



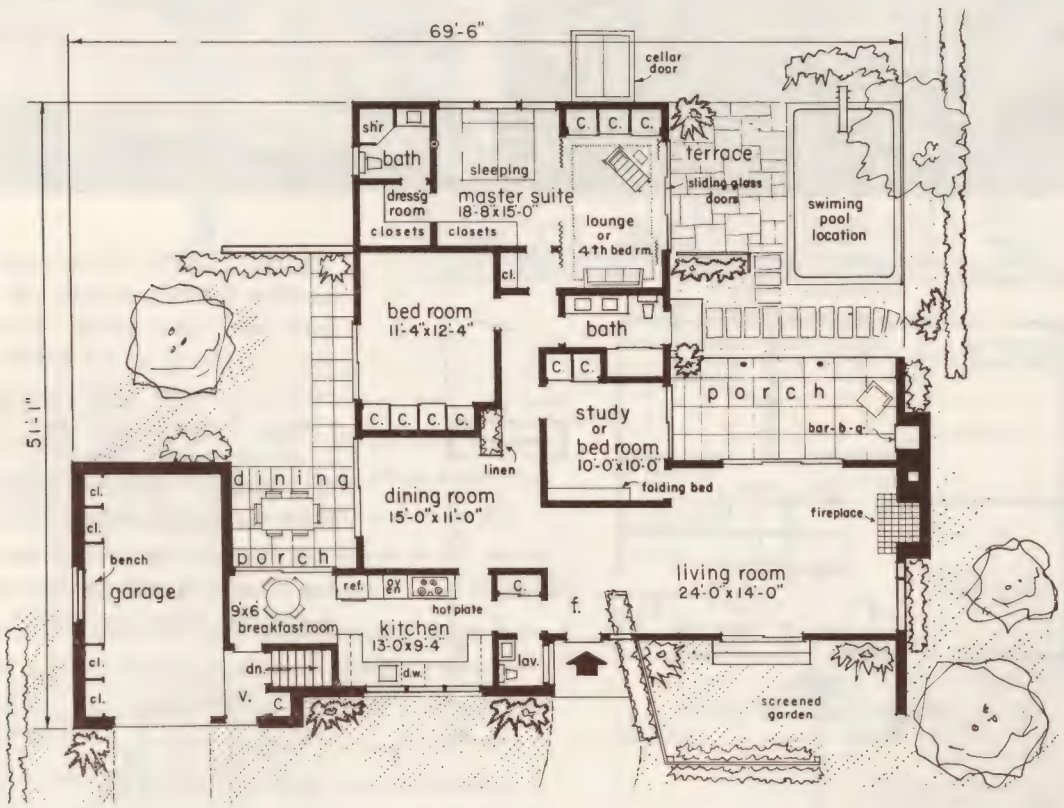
EXPANSION ATTIC



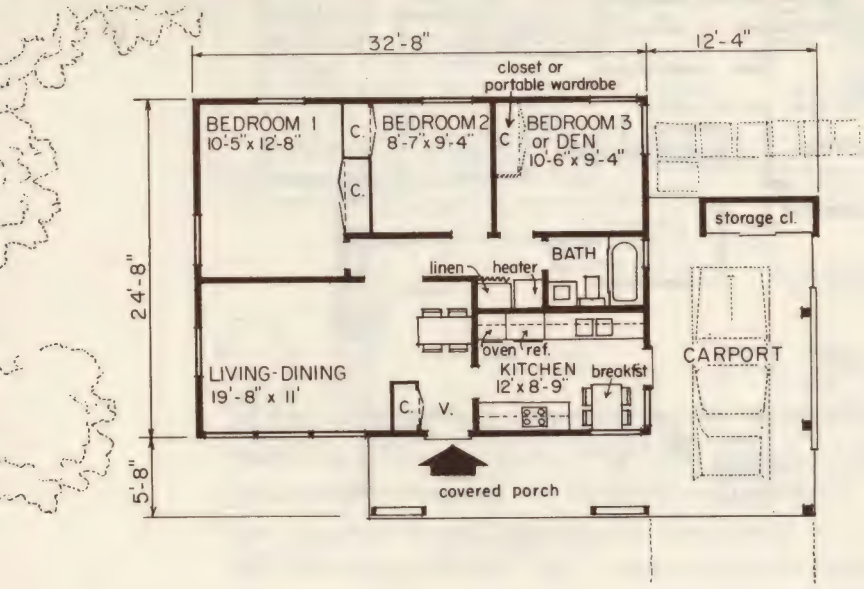
FIRST FLOOR PLAN



PLAN P-633—House area 1736 sq. ft. 80 feet of long, sleek beauty. . . . The western ranch has gone modern both inside and out. Rambling length, low roof and long, sun protective overhangs are the reminicent features of the old west. Modern equipment, construction and materials have been added for up-to-date comfort and beauty. Note interesting decorator type square windows in dining room. Of particular interest are the multi-purpose compartments designed in by the architect between bedroom 1 and 4. The area may be utilized for a multitude of activities, compartmented and closed off from balance of house . . . a boon to the Homemaker. Other interesting features include concealed ceiling lighting in hall under a plastic ceiling—well equipped mud and laundry room — 14 foot kitchen with breakfast space — shutter doors for closing off or opening family room — outdoor barbecue and two way fireplace separator between living and dining rooms. As a special feature, the plans for this lovely home include a listing of 43 new work saving and efficiency installations which may or may not be included in the construction. The homeowner has the choice of the ultimate in modern home gadgetry.

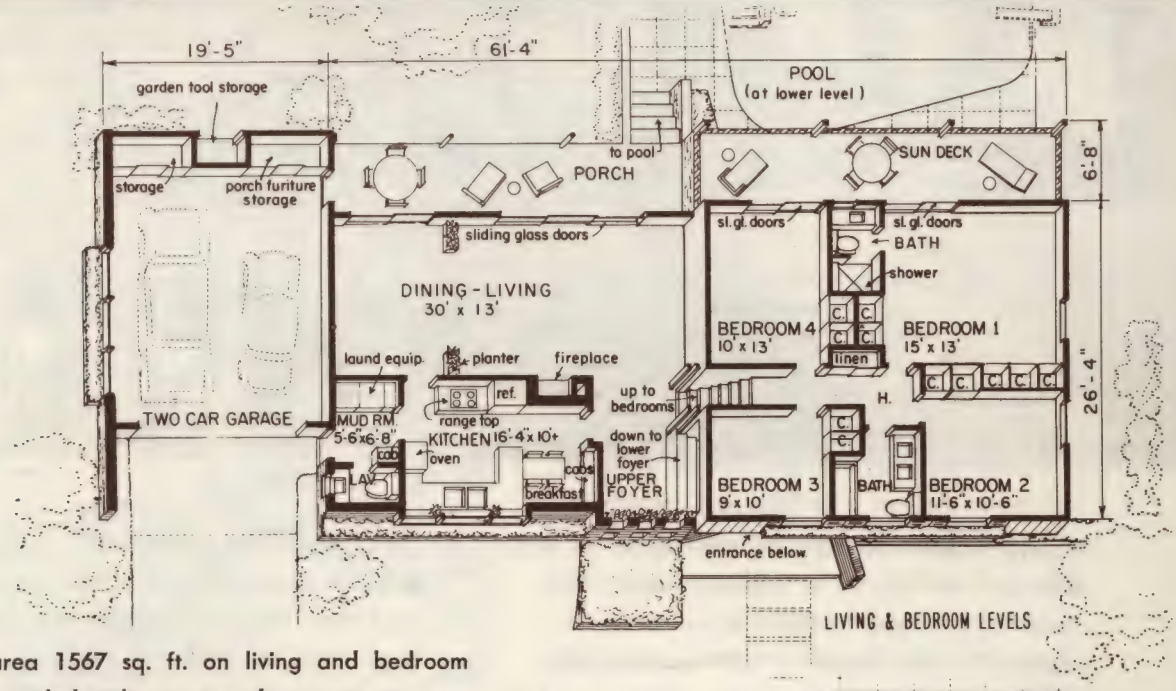


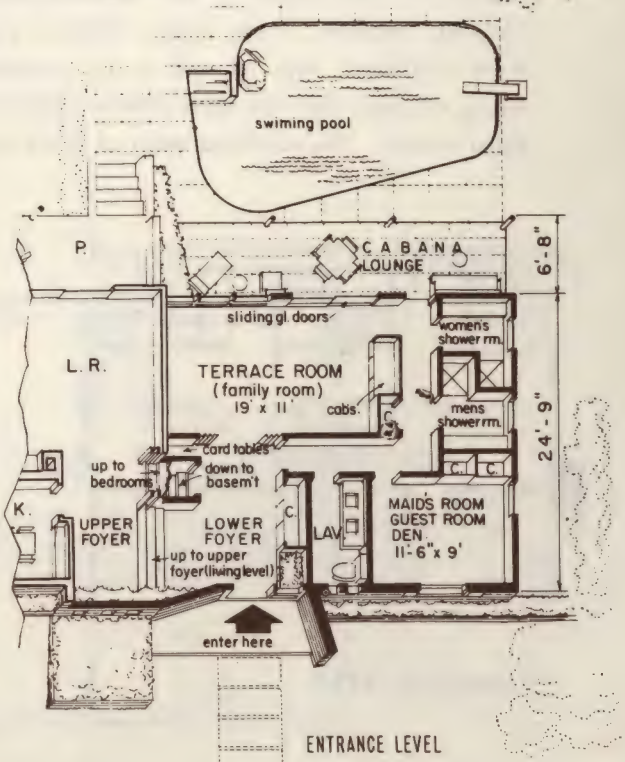
PLAN P-446—House area 1642 sq. ft. Dramatic living interest both indoors and out is expertly designed into this rambling ranch home. Bedroom, dining and breakfast rooms, study and living room all have direct access to outdoor living areas through sliding glass doors; note how carefully privacy is provided. The swimming pool is optional but efficient service for it is arranged by the hall bath and its outdoor entrance. The master suite with private bath can convert into a fourth bedroom when needed. The architect's drawing shows the master suite and pool area beyond.



PLAN P-689—House area 806 sq. ft. The smallest building budget will give you this compact but livable home. Planned to meet minimum standards of the Federal Housing Administration, it serves admirably as either a summer cottage or year-round home for the young family or retired couple. Exterior is unusually trim, easy to maintain. Carport includes a big storage closet for outdoor things. Wide overhang of the roof in front shelters the entrance porch, providing a covered walkway from the carport. Modest dimensions allow construction on a small lot.

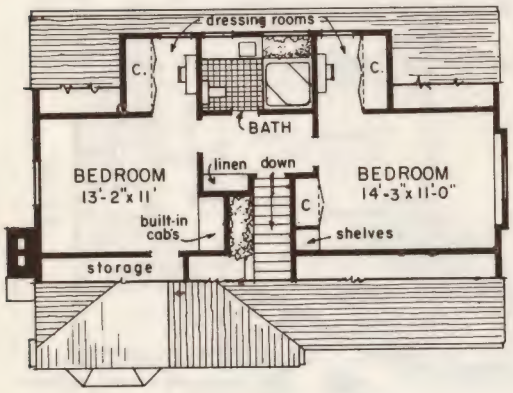
The sketch at right shows the attractive, compact corridor-type kitchen, with convenient breakfast area at the far end. Floor plan throughout reflects this same space-conscious economy of design. Storage facilities are strategically placed and generously proportioned.



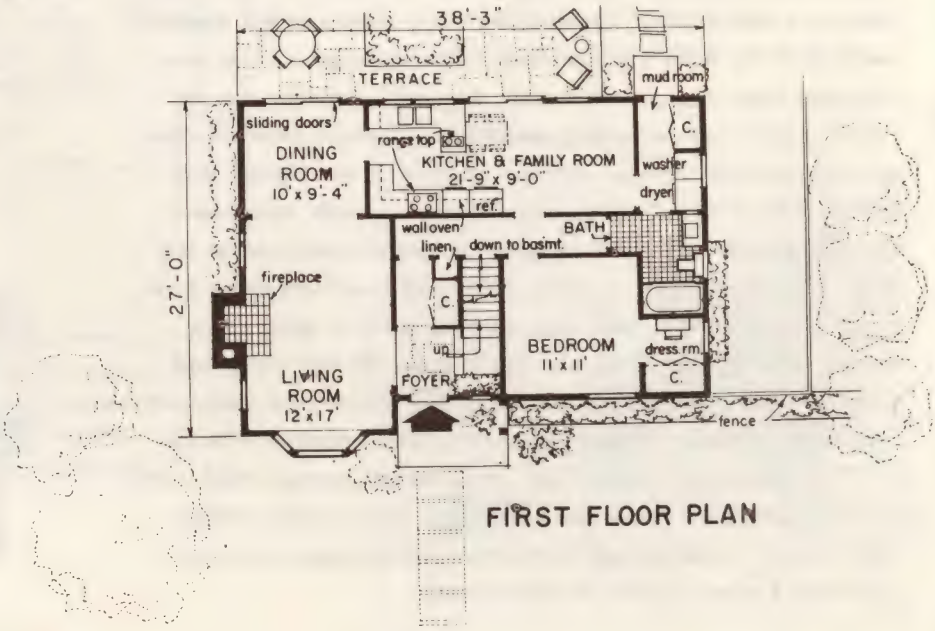


PLAN P-644—House area 1567 sq. ft. on living and bedroom levels. Interesting design coupled with expert and common sense planning plus the use of the split level type house, offers luxury on a budget. With all the extra livability provided, a few luxury features can well be afforded which places this home in the young executive's classification. Outstanding luxury feature of this desirable residence is the swimming pool and the accompanying upper sun-deck and lower lounge. If desired, the pool installation may be left till a later date or omitted completely. Covered front entrance received particular design attention to give it the dignity and interest it deserves. Double, splayed masonry walls compliment the door plus its side panel of glass; pierced masonry wall to left adds to the decor. Luxury carries inside with lower and upper foyer, entrance level powder room and showers, maid or guest room, terrace room, 30 foot living and dining room, 30 foot porch and 4 bedrooms with two baths. Combination of kitchen and mud room stretch an impressive 22 feet; step saving food preparation center is "U" shaped for efficiency. Two car, attached garage, which adds to the length of the home, has both interior and exterior storage to the rear. House storage is well provided by numerous closets and a full basement under the living level.

PLAN P-684—House area 964 sq. ft. on first floor and 592 sq. ft. in expansion attic. The charm of a story-book honeymoon cottage is captured in the exterior of this economy home. Two bay windows, flower boxes, shutters, picket fence and dutch door all add to the appeal. Inside, efficiency and roominess provide exceptional living comfort. The combined areas of living and dining room and kitchen and family room give a big house look to the modest size yet does not spoil the effect of separate room definition. The foyer is as charming and quaint as the exterior with its flagstone floor, curved stair and interior plant box. The bath is ideally located for privacy and easy access.

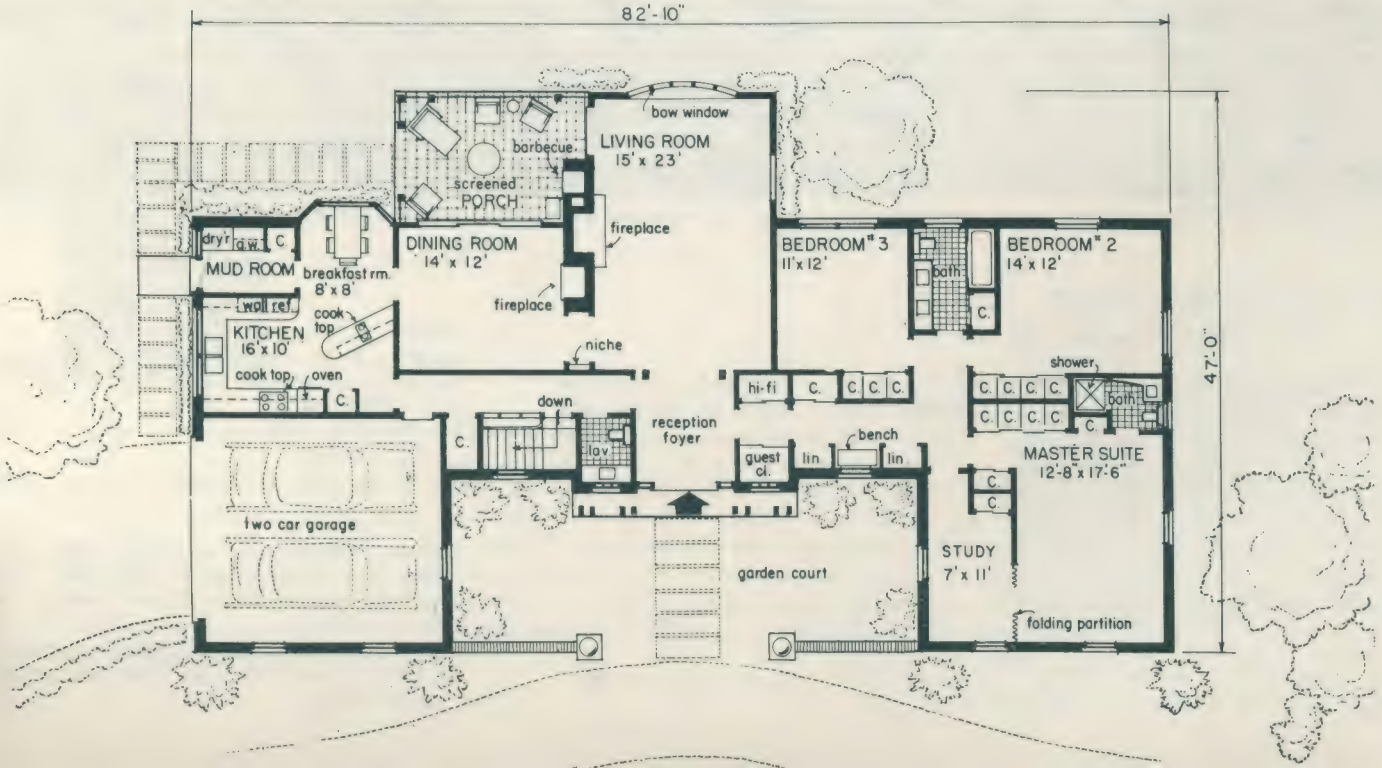


EXPANSION ATTIC



FIRST FLOOR PLAN

PLAN P-593—House area 2162 sq. ft. The gracious georgian period has been authentically captured in the exterior of this impressive three bedroom home. The careful interior planning allows the grace of the old south to move up to modern step-saving living efficiency. The architect's drawing shows the old world charm of the dining and living rooms made possible with the choice of proper furnishings. All rooms are grand in size inciuding a master suite with adjoining study.



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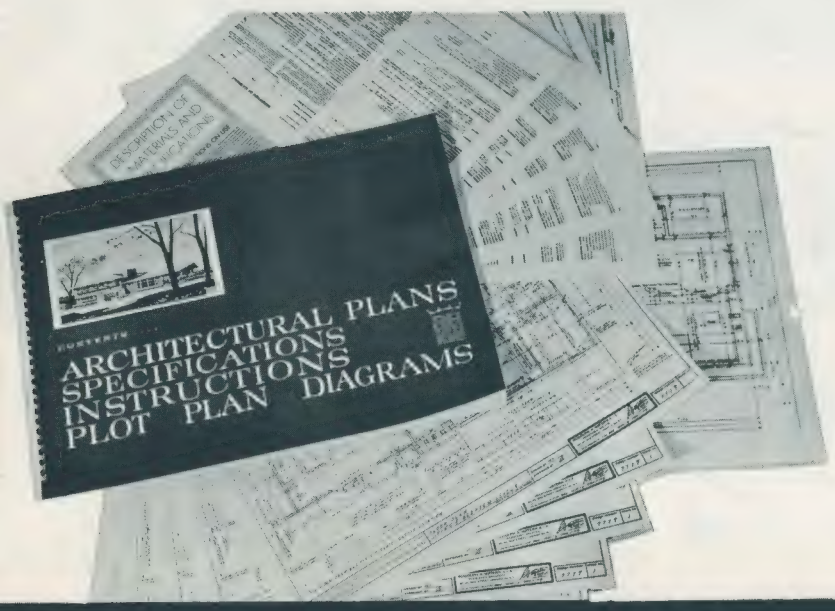

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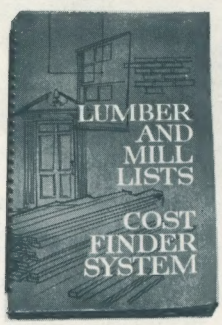

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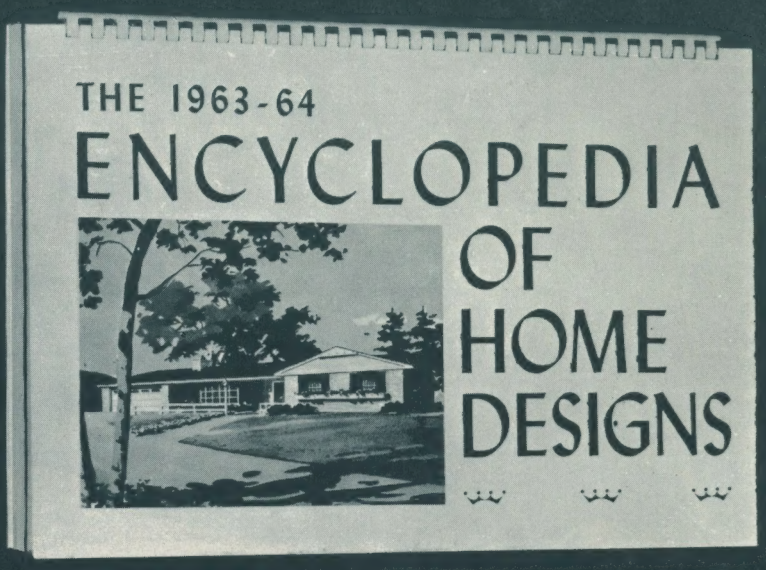

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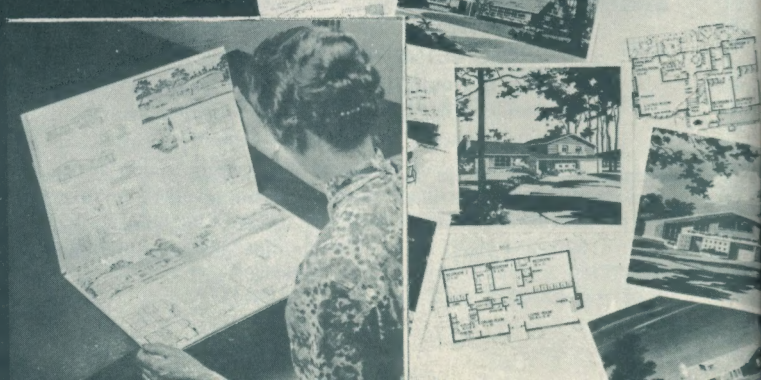

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I fully expect I will be using more plans in the future and will be certainly glad to contact Homemaster Publications in the future."

H. T. P. Real Estate Co.
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. . . "*I thought you might be interested in seeing a picture of our home which was built from your plan No. 9336. We are in every way pleased with our home. The kitchen is a dream. The whole house is done in brown, beige, turquoise and gold. Very effective and we're extremely happy.*

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Nashua, New Hampshire

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J. M.
Huntington, N.Y.

. . . "*We want you to know how pleased we are with the home we built from your plan #9245.*

For the exterior, buff Roman brick was used, except for the gable at the end over the garage. We built this home with the second floor completely finished, for under $25,000" . . . *W. J. S.*

Snyder, New York

". . . *Your plan No. 9418 received Sept. 22, completion date set Oct. 29, thanks to your efficient service and design. All my efforts go to make this the house of the week in Denver Post of this region.*"

P.A.G.
Lakewood, Colo.

". . . *I thought it might be of interest to you to know that from your 'Third Annual Edition of Town and Country Homes,' three separate house plans were selected and built on adjoining lots. I have built your house plan No. TC-418. To one side of me has been built No. TC-447 and on the other side house plan No. TC-408. Some modifications have been made on the plans to suit location and individual tastes. All three homes were built by separate contractors and were completed this year . . .*"

G. J. McG.
Rexford, N.J.

THIS home design and the front cover house are two of the most popular being built today. Blueprints are available on all houses in this book.

PLAN P-650—House Area 1005 sq. ft. A garage turned on its side gives this very modest sized home a long look — economy with a luxury appearance. The almost rectangular shape of the house with its simple roof and straight forward interior, cuts building costs to a minimum. Design interest on the exterior is provided by brick planter, vertical louvers and cantilevered closet at side.